

Overview and Scrutiny Committee Agenda



10th March 2025 at 7pm

**Council Chamber, Civic Centre, Duke Street,
Chelmsford, CM1 1JE**

Membership

Councillor J. Jeapes (Chair)
Councillor A. Thompson (Vice Chair)

and Councillors

V. Canning, D. Clark, H. Clark, P. Davey, S. Davis, J. Deakin, S.
Dobson, K. Franks, L. Mascot, M. Steel, and P. Wilson

Local people are welcome to attend this meeting, where your elected Councillors take decisions affecting YOU and your City. There will also be an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance to committees@chelmsford.gov.uk. Further details are on the agenda page. If you would like to find out more, please email committees@chelmsford.gov.uk or phone the Democracy Team on Chelmsford (01245) 606480.

Overview and Scrutiny Committee

10 March 2025

AGENDA

1. Apologies for Absence and Substitutions

2. Chairs Announcements

3. Minutes

To consider the minutes of the meeting held on 10 February 2025.

4. Decision and Action Sheet

To consider the decisions and actions from the previous minutes of the 10 February 2025 meeting.

5. Declaration of Interests

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

6. Public Question Time

Any member of the public may ask a question or make a statement at this point in the meeting. Each person has two minutes and a maximum of 20 minutes is allotted to public questions/statements, which must be about matters for which the Committee is responsible.

The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting.

7. Decisions Called-In

To report on any Cabinet decisions called in and to decide how they should be progressed.

8. Cabinet Portfolio Update from the Leader of the Council

9. Cabinet Portfolio Update from the Deputy Leader and Cabinet Member for a Fairer Chelmsford

10. Annual Report of Key Housing Delivery Statistics

11. Cabinet Portfolio Update from the Cabinet Member for a Greener Chelmsford

12. Responding to the Climate and Ecological Emergency and Meeting the Council's Biodiversity Duties

13. Appointments to Outside Bodies

14. Work Programme

15. Urgent Business

To consider any other matter which, in the opinion of the Chair, should be considered by reason of special circumstances (to be specified) as a matter of urgency.

Part II (Exempt Items)

To consider whether the public (including the press) should be excluded from the meeting during consideration of the following agenda items on the grounds that they involve the likely disclosure of exempt information specified in the appropriate paragraph or paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972 indicated in the agenda item.

16. Review of Parking Provision

Category: Paragraph 3 of part 1 of Schedule 12A to the Local Government Act 1972

(Information relating to the financial or business affairs of any particular person (including the authority holding that information).)

Public interest statement: It is not in the public interest to release details of this report at present, on the grounds that the report contains information that is commercially sensitive.

MINUTES
of the
OVERVIEW AND SCRUTINY COMMITTEE

held on 10 February 2025 at 7pm

Present:

Councillor J. Jeapes (Chair)
Councillor A. Thompson (Vice-Chair)

Councillors, D. Clark, H. Clark, P. Clark, J. Deakin, S. Dobson, K. Franks, I. Fuller, L. Mascot,
M. Steel, P. Wilson.

Also in attendance –
Councillors, N. Dudley and D. Eley

1. Apologies for Absence and Substitutions

Apologies for absence were received from Councillors Canning, Davey and Davis. Councillor I. Fuller and Councillor P. Clark substituted for Councillor P. Davey and Councillor S. Davis respectively.

2. Chairs Announcements

No announcements were made for this meeting.

3. Minutes

The minutes of the meeting held on 4th November 2024 were agreed as a correct record.

4. Decision and Action Sheet

The Committee considered and noted the decision and action sheet since the last meeting on 4th November 2024.

5. Declaration of Interests

All Members were reminded to declare any Disclosable Pecuniary interests or other registerable interests where appropriate in any items of business on the meeting's agenda. None were made.

6. Public Question Time

No questions were asked or statements made.

7. Decisions Called-In

The Committee noted that no decisions taken by the Cabinet had been called-in.

8. Cabinet Portfolio Update from the Cabinet Member for an Active Chelmsford

Councillor Dudley updated the Committee on their role as Cabinet Member for an Active Chelmsford. They provided an overview of their key roles and responsibilities, these areas being: Leisure Centres, Community Sport and Wellbeing, Hylands House and Community Engagement.

Regarding leisure centres the Committee was informed that there were four centres within Chelmsford, with this year having a record attendance across all sites with a broad customer base.

Riverside had been shortlisted and placed 2nd for the Association for Public Service Excellence Performance Network Awards. Members were advised that there was an active health programme at the gym which had over 600 referrals from Chelmsford primary care providers. A cancer rehab programme had been designed for patients across all stages of treatment, with a cardiac rehab being launched in February 2025 with aims to expand the initiative to primary care partners.

South Woodham Ferrers Leisure Centre had undertaken a recent refurbishment, and this was reported to have been on-budget and on-schedule, with benefits relating to energy efficiencies highlighted as well as improved aesthetics.

Chelmsford Sport and Athletics Centre had undergone a refurbishment of the gym which had seen an increase of 250 new members, highlighting the value of the works undertaken. Community athletics events would be continuing.

Dovedale Sports Centre had not undergone refurbishment and was due for a refresh with a proposed date of June 2025.

Hylands house had undergone aesthetic changes with the installation of LED lights in the car park and footpaths and was awarded the gold award in the Green meetings and Tourism Accreditation programme.

The Cabinet Member summarised the community sport and wellbeing events across Chelmsford as well as Livewell and health meetings that had been attended.

In response to the questions and statements from Committee Members, it was advised that;

- "With You In Mind" would be continuing for another year.
- "Play in the Park" will continue as long as charges were secured and would continue to look for additional funding where possible.
- In relation to data specifics, members were informed that they could request further information relating to specific areas, but this was not the purpose of this presentation.

Officers across the portfolio were praised for their hard work and dedication.

RESOLVED that the Cabinet Portfolio Update to be noted.

(7.08pm to 7.26pm)

9. Cabinet Portfolio Update from the Cabinet Member for a Safer Chelmsford

Councillor Eley updated the Committee on their role as Cabinet Member for a Safer Chelmsford. They provided an overview of their key roles and responsibilities, these areas being: Public Health & Protection Services, Recycling & Waste Collection and Street Care.

The Cabinet Member summarised meetings that had been attended during their duration as the Cabinet Member since May 2024.

Public Health and Protection – Multiple meetings and events were attended and it was shared that Chelmsford City Council had agreed to support the Air Strategy for Essex which was out for public consultation by Essex County Council. It was reported that Public Health and Protection had dealt with over 5200 requests in 2023/24 with similar figures looking likely within the 2024/25 year.

Recycling and Waste Collection – Chelmsford City Council had agreed to support the Waste Strategy for Essex in September 2024 and that the Garden Waste Subscription service was agreed in January 2025 with a rollout of March 2025.

A summary of statistics for 2023/24 were provided to the Committee:

- Recycling rates were at 53.5% compared to the Essex average of 48.8%.
- 22,492 tonnes had been composted [garden waste and food waste] compared to the Essex average of 12,123 tonnes.
- 14,514 tonnes of dry recycling [reused/recycled] compared to the Essex average of 10,130 tonnes.
- 97.5% of flats were receiving either full/partial recycling.
- 76.76% of flats were receiving food waste collections.
- Over 230,000 household collections per week.

Street Care – Toilets on Market Road had reopened in October 2024 following closures due to a fire. On-going reviews were being undertaken in relation to Chelmsford Market. The SCRAP Fly Tipping campaign was launched in January 2024.

The Cabinet Member shared the following highlights to the committee:

- Women's Safety – Active Bystander, an overview was given of the social media campaign and resources from the initiatives. Other local authorities had launched their own Women's Safety initiatives.
- Chelmsford Market – Nominated for Britain's Favourite Market 2025 and won the Innovation Champion Award in June 2024.
- RSPCA Gold PawPrints Awards – Public Health and Protection were awarded two awards for Stray Dog Services and Licensing of Activities involving animals.

- A grant was awarded by Keep Britain Tidy for two Gum Buster machines.
- Partnership working was evident throughout the I am Love sculpture and tree giveaway works.

In January 2025 Chelmsford City Council was notified that their interim Purple Flag assessment was successful.

In response to the questions and statements from Committee Members, it was advised that;

- Staff were commended for their work on the Active Bystander initiative.
- Unneeded garden waste bins were set to be collected in Summer 2025. Take up for the service was reported at 11701 households at the time of this meeting.
- Street musicians are not currently licensed but are monitored through the councils policy and are asked to move on if complaints are received. There were no current active complaints.

RESOLVED that the Cabinet Portfolio Update to be noted.

(7.27pm to 7.49pm)

10. Annual Presentation by Safer Chelmsford Partnership and Essex Police

Safer Chelmsford Partnership:

The Committee received a presentation from the Safer Chelmsford Partnership. The Committee were advised of the partnerships priorities for 2024/25.

In relation to the Serious Crime Duty it was shared that a Strategic Needs Assessment was needed to be undertaken. This detailed monthly data and was used to show trends in data, data throughout different wards and cross-border. Chelmsford had 0.53 offences per 1000 population, with the Moulsham and Central ward ranked at the highest.

Members were introduced to the Essex Prevent Delivery Group and their priorities and the work that was undertaken in relation to that, with the use of e-bulletins and training sessions to assist with the goals.

The Committee were informed of the definitions of anti-social behaviour and the tools that were utilised to combat this.

A summary of the partnerships working was provided to members highlighting the wide areas covered, including working with the Chelmsford BID and other services to assist with the protection of the evening community.

Referrals and signposting to outreach services, homelessness charities, drug and alcohol services, mental health and social care were explained with early intervention and prevention partnership work being detailed.

The committee were given details of the work undertaken in relation to “Tackling Violence Against Women and Girls” (VAWG). Businesses were signing up to be safe places and positive changes were being made to public places with the assistance of Project Minerva.

In response to the questions and statements from Committee Members, it was advised that;

- Marconi Ward placed second for the amount of serious crime offences by ward in Chelmsford.
- Bedding Sweeps were explained to Members, sharing that the officers would remove any unused bedding left by rough sleepers if it was apparent that the bedding had been left for a long duration.
- TruCAM speed cameras were hired by parish councils due to area specific road safety and would not be financially viable for Chelmsford City Council to supply due to the resource intensity.

Essex Police:

The Committee received a presentation from Essex Police detailing the structure of the Local Community Police and the Force Plan priorities for 2024-2026.

The following was highlighted to the Committee:

- Over a twelve-month period to December 2024, the Chelmsford district had a 9.6% decrease in all crimes.
- The Chelmsford District had a reduction in Anti-Social behaviour reporting with a 7.6% reduction in the last 12 months.
- Solved rate for all offences had increased 1% in last 12 months to 14.8% (increased 2.8% in last 2 years).
- Burglary dwelling had a 23.5% reduction and burglary non dwelling has seen a 37% reduction.

It was shared that the public perception survey had been undertaken independently and the figures show that confidence in policing had stabilised since the COVID-19 pandemic.

In response to the questions and statements from Committee Members, it was advised that;

- Statistics for rural areas were contained in a separate report and could be requested.
- PCSO's were to remain but it was clear that changes to budgets and funding could mean changes in how PCSO's were to be utilised.
- Essex Police shared that they would attend 100 per cent of robberies as long as there was a present victim. Attendance was monitored closely.

RESOLVED that the annual presentation by Safer Chelmsford Partnership and Essex Police be noted.

(7.50pm to 9.04pm)

11. Report on Decisions Taken Under Delegation to the Chief Executive

The Committee received a report on the decisions taken under delegation to the Chief Executive for the period 1 November 2023 to 31 January 2025.

A question was raised in relation to how some of the decisions were agreed, it was reported that the criteria for delegated authority had been met for the items listed in the report. The Chair confirmed that they always challenged the reasons for decision being taken urgently

RESOLVED that:

- the report on Decisions Taken Under Delegation to the Chief Executive be noted
- a future item on the process of urgent decisions taken by the Chief Executive be added to the work programme.

(9.04pm to 9.09pm)

12. Annual Report of the Committee (2023/24)

The Committee received a report on the activity of the scrutiny function of the Council for 2022/23, in accordance with the Local Code of Corporate Governance (Core Principle 6 – Engaging with local people and other stakeholders to ensure robust public accountability), which was adopted by the Council on 23rd April 2008.

The Chair explained that the recent Peer Review Challenge highlighted areas of scrutiny that were to be improved and asked for a future item be added to the forward plan to address this and welcomed comments from the Committee.

RESOLVED that the Council be recommended to approve the Committee's Annual Report on the Scrutiny function for 2023/24 for subsequent publication.

(9.10pm to 9.11pm)

12. Work Programme

The Committee considered a report on its work programme which had been updated following the last meeting on 4th November 2024. It was advised that as additional items had been added for future meetings, officers would discuss with the Chair and Vice Chair the appropriate meetings for them to be considered.

RESOLVED that the work programme be noted.

(9.10pm to 9.12pm)

13. Urgent Business

There were no matters of urgent business.

The meeting closed at 9.12pm.

Chair

Overview and Scrutiny Committee Decision and Action Sheet

Summary of Decisions taken at last meeting			
Item Details	Decision taken at the meeting		Any comments
Item 3 – Minutes of last meeting	Minutes were agreed.		N/A
Item 4 – Decision and Actions Sheets from the minutes of the last meeting	Decision and Action sheet was noted.		N/A
Action Points			
Action Points agreed since last meeting	Outstanding or Actioned?	Next steps/Progress	Officers to Action
Work Programme to be looked at and amended to include items relating to the Peer Review Challenge and Process of urgent decisions taken by the Chief Executive	Outstanding	<ul style="list-style-type: none">- Awaiting communication from the Centre for Governance and Scrutiny in relation to training and resources before a substantial item can be brought to the Committee.- Will agree with the Chair and Vice-Chair on where best to place the suggested items.	Freddey Banks-Ayres



Chelmsford City Council Overview and Scrutiny Committee

10th March 2025

Annual Report of Key Housing Delivery Statistics

Report by:

Cabinet Member for a Greener Chelmsford

Officer Contact:

Liz Harris-Best, liz.harris-best@chelmsford.gov.uk, 01245 606378

Purpose

This report sets out, for the Committee's information, housing delivery monitoring statistics for 2023/24 and provides Members with an update on existing, new, and proposed national and local initiatives that impact on the delivery of new housing.

Recommendations

That the Committee note the contents of the report.

1. Introduction

- 1.1. This report provides an annual update on housing delivery statistics, including our performance against the annual housing requirement number and affordable housing delivery. In addition, it updates the Committee on national initiatives relating to housing supply as well as local initiatives to address housing need.
- 1.2. This report provides an overview of key housing delivery monitoring statistics in Chelmsford for the period 2023/24 (April 2023 – March 2024) and as such is a

snapshot for that period. This report would normally have been considered by the Overview and Scrutiny Committee in Autumn 2024 but due to the postponement of the meeting, and the need to consider other more urgent agenda items, has been delayed. The statistical information has not been updated because the statistical baseline has remained the same for the ten previous reports and provides a year-on-year comparison.

- 1.3. The information in the Appendix to this report is dynamic and in some cases is now out of date. For example, Table 2 in Appendix 1 includes Land West of the Fox and Raven Chelmer Village Way in the list of sites within major planning applications however this application was refused on the 11 February 2025. Also, Table 2 includes reference to a planning application relating to Strategic Growth Sites 3B, 3c and 3d North and West of Brick Kiln Road, Sandon but the application was withdrawn at the end of January 2025. Finally, the planning application relating to the Car Wash Centre in New Street also listed in Table 2, was granted planning permission on the 20 December 2024.
- 1.4. The Council's headline housing delivery data will be updated in April/May for the 2024/25 monitoring year and to inform the review of Chelmsford's Local Plan ahead of its submission for independent examination later in 2025.

2. Context

- 2.1. Housing delivery has increased by 23% in 2023/24, with 1,015 completions recorded for the financial year. This is compared with 822 in 2022/23. Completions for the year continue to exceed the annual housing requirement of 805 dwellings per annum.
- 2.2. The delivery of housing is forecast using information obtained from developers to produce an annual Housing Site Schedule (HSS). The latest HSS (April 2024) indicates a steady supply of housing completions over the next five years.

Table 1 - Numbers of New Homes with extant planning permission

	April 2020	April 2021	April 2022	April 2023	April 2024
Net New Homes with extant Planning Permission	6,566	5,532	6,204	4,163	3,261

Table 2 - Numbers of New Homes completed in Chelmsford City Council area
(Annual Percentage Increase/decrease)

	2019/20	2020/21	2021/22	2022/23	2023/24
Net New Completed Homes	832 (-33%)	829 (-0.4%)	866 (+4%)	822 (-5%)	1015 (+23%)

- 2.3. Tables 1 and 2 demonstrate the level of housing planning permissions and completions over the last five years.
- 2.4. Table 4 of Appendix 1 (Net Total Completed New Dwellings) shows the number of dwelling completions over the last 10 years and includes a breakdown of the number of affordable housing units delivered.
- 2.5. There has been a 25% decrease in the delivery of affordable housing units in the last year, with 164 delivered in 2023/24 compared with 219 in 2022/23. However, it is important to note that this is not because sites have stalled or there has been a reduction of the percentage of affordable housing secured through the planning system. Delivery of some key strategic sites has simply taken a few months longer than anticipated.
- 2.6. The affordable housing completions in 2023/24 consisted of 76 shared ownership units, 69 affordable rented units, 12 social rent units and 7 first homes units. The affordable housing for rent represents 49% of the total additional affordable housing, which is below the planning policy requirement on planning gain sites in the Local Plan to deliver 67% of affordable housing on threshold sites as affordable housing for rent; but planning policy requirements reflect permissions, rather than completions data. The affordable housing tenure split relating to the 2023/24 affordable housing completions does not reflect the planning permissions on the relevant sites, but rather the phasing of the affordable housing delivery within this monitoring year.
- 2.7. The breakdown in bedroom size of the 81 affordable housing dwellings completed in 2023/24 compared to the identified need from the Strategic Housing Market Assessment Update (SHMA) (2015) is set out below in Table 3:

Table 3 - Bedroom size of Affordable Homes for Rent

No. Bedrooms	Affordable Housing for Rent							
	1		2		3		4	Sub-total
23/24 Q1	8		6		2		5	21
23/24 Q2	0		0		4		2	6
23/24 Q3	12		8		2		3	25
23/24 Q4	14		15		0		0	29
TOTAL	34		29		8		10	81
(SHMA %)	42% (22.5%)		36% (53.6%)		10% (14.2%)		12% (9.7%)	100%

- 2.8. The affordable housing for rent completions data shows a significant oversupply of one-bedroom dwellings and under supply of two- and three-bedroom dwellings, compared to the SHMA requirements. The Housing Additionality: Affordable Housing for Rent Planning Advice Note published in January 2022 seeks to address the undersupply of four-bedroom affordable housing for rent

and the number of 4-bedroom dwellings for affordable rent that have completed this year has exceeded the target level.

- 2.9. Table 4 below provides a summary of development progression on key strategic sites. Since the last report, work has completed on further phases at Channels, Beaulieu and Runwell, with further phases at Runwell Hospital and Beaulieu commencing.

Table 4 – Summary of Development Progression on Key Strategic Sites currently under construction

Site	Total Homes	Completed ¹
Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 3c 3d and 5 (complete)	240	240
Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 6	128	99
Greater Beaulieu Park, White Hart Lane, Springfield - Phase 2 – Zones K&L	300	239
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone M, N & Q	272	208
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zones O & P	111	89
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone V	145	89
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone W	194	85
Land at Former Runwell Hospital (St Lukes), Runwell Chase, Runwell, Phase 5	71	36
Land at Former Runwell Hospital (St Lukes), Runwell Chase, Runwell, Phase 4 (complete)	134	134
Land at Former Runwell Hospital (St Lukes), Runwell Chase, Runwell,(complete)	29	29

3. Chelmsford Housing Delivery Statistics

- 3.1. Set out within the Annual Report of Key Housing Monitoring Statistics at Appendix 1 of this report, there are five tables providing the following statistical information:

- 1) New homes in pre-planning stage

¹ Total Completions as at Q2 2024/25

- 2) New homes within current major planning applications
- 3) New homes with planning permissions
- 4) New homes completed
- 5) Estimated housing trend.

New Homes in Pre-planning Application Stage

3.2. As of 03/10/2024, there are in the region of 4,000 new homes which are the subject of pre-application discussions with Officers, which is significantly higher than the 1,400 last year. These consist of major development sites of 10 or more dwellings where an officer is actively engaged in discussions regarding the feasibility of a scheme.

3.3. There are several Planning Performance Agreements (PPAs) in place on the strategic allocations in the Local Plan, which will include pre-application advice. Just over 12,300 dwellings are the subject of a PPA on the following sites:

Table 5 – Sites subject to Planning Performance Agreements

Sites	Developer	Total number of dwellings
Great Beaulieu Park Chelmsford	Countryside Zest	1000
Former St Peter's College, Fox Crescent	ECC	185
West Chelmsford	Crest Nicholson	880
East Chelmsford 3a	Hopkins	360
East Chelmsford 3c and 3d	Redrow	174
Great Leighs 7a	Strategic Site 7 Landowners	750
Great Leighs 7b	Strategic Site 7 Landowners	190
Great Leighs 7c	Strategic Site 7 Landowners	100
North of Broomfield	Bloor	512
North of South Woodham Ferrers	Countryside	1,220
Chelmsford Garden Community	Developer Consortium of Countryside /L&Q, Halley Developments and Ptarmigan Land	6,250

The Meadows	Dominus	762
Total		12,383

- 3.4 Table 1 in Appendix 1 provides an area-based summary of where pre-application discussions are in progress, with the total aggregated number of new homes expected. This figure also includes pre-application discussions on sites which already have outline planning permission on reserved matter submissions.

New Homes within current major planning applications

- 3.5 There are 11,547 net new dwellings within major planning applications currently being considered by the City Council (as at 03/10/2024). A breakdown of these major applications is set out in Table 2 of Appendix 1, where a commentary is provided as to the status of each.
- 3.6 At the same time last year, there were 6,637 net new dwellings with planning applications currently being considered by the City Council. This reflects the success of the Local Plan bringing forward sites with over just over 10,500 net new dwellings currently being considered by the council on sites allocated in the Local Plan.

New Homes with planning permission

- 3.7 There are 3,261 new homes which currently have a live (extant) planning permission but are yet to be built. Planning applications are time limited and require the commencement of development within three years of the date of the grant of planning permission.
- 3.8 A breakdown of these applications is set out in Table 3 of Appendix 1 and is based on the April 2024 Housing Site Schedule. A revised Housing Site Schedule is published in April every year to reflect new approvals and completions.

New homes completed

- 3.9 Between 2001/02 and 2023/24 there have been 16,153 new homes completed in the City Council's area which equates to an average annual completion rate of 702 new homes per year. The annual totals are set out in Table 4 of Appendix 1.

Estimated New Home Completions Trends

- 3.10 As can be demonstrated above, there are a significant number of new homes currently being developed or in the pipeline within the City Council's administrative area. In addition to the supply of housing already with planning

permission, there are 11,547 new homes included within major planning applications yet to be determined by the City Council.

- 3.11 There are 3,261 new homes with planning permissions which are yet to be completed. Construction or groundwork has commenced on 123 sites, compared with 118 commencements this time last year.
- 3.12 Based solely on the information contained within Appendix 1, it is estimated that completion rates over the next 5 years will remain above the annual housing requirement of 805 dwellings per annum.

Change of use from Office to Residential

- 3.13 The Government introduced changes to the planning system in May 2013 which allows offices to be converted into residential use without the need for a planning application to be made to the local planning authority. This has been replaced by a streamlined 'prior approval' process whereby applicants submit their proposals, and the Council can only comment on a narrow scope of issues. There is no ability to request affordable housing through this process, regardless of the number of units proposed.
- 3.14 The Council has permitted just over 110 prior approval applications (up to 31 March 2024) for the conversion of offices to residential, resulting in a further 1,585 residential units with planning permission. Of these, 715 units have been completed. These units are counted in the housing data within Appendix 1. The current regulations stipulate that prior approval schemes must be completed within three years of the date of the approval.

4. Housing Delivery Test

- 4.1. The Housing Delivery Test works by comparing how many homes have been delivered over the previous three years to the number of homes required in the same period. The Housing Delivery Test is an annual test of housing delivery.
- 4.2. The planning policy consequences of not meeting the Housing Delivery Test are set out in the National Planning Policy Framework.
- 4.3. The November 2022 Housing Delivery Test result in Chelmsford was 121%, 19% lower than the November 2021 test result (140%) but still more than the requirement.
- 4.4. The November 2023 test result for Chelmsford, published in December 2024, was 116%, slightly lower than the previous year but still 16% more than the number of homes required during 2020/21 – 2022/23.

5. Housing Requirement

- 5.1. The adopted Local Plan's housing requirement is based on the Objectively Assessed Housing Need of 805 dwellings per annum and the Local Plan was examined on this basis.
- 5.2. The Government first published a standardised approach to calculating housing need in September 2018. For many years the Standard Method used a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic undersupply. Up until December 2024, the Standard Method used the same demographic starting point as the Council's Objectively Assessed Housing Need, national household growth projections (the most recent projections calculated over a 10-year consecutive period, with the current year being the first year). The Standard Method then applied one market signal adjustment relating to a local affordability ratio. This was based on median house prices compared to median workplace earnings and was updated in March each year.
- 5.3. In February 2019, the Government updated the guidance to set the baseline using the 2014 rather than the 2016 based household growth projections. In Chelmsford's case, applying the Standard Method using the 2014-based population projections and March 2024 data release for the affordability ratio, produced a local housing need of 913 new homes per year, which is above the Objectively Assessed Housing Need of 805 homes per year.
- 5.4. The Council needs to start to use the Standard Method at the first review of the Local Plan. The Standard Method identifies a minimum annual housing need figure, it does not produce a housing requirement figure. The Council commissioned a Strategic Housing Needs Assessment (SHNA) to help determine this.
- 5.5. The SHNA (2023) considered whether there are exceptional circumstances to move away from the Standard Method (either in an upward or downward direction). This looked at up-to-date demographic trends, past build rates and labour supply. Overall, the SHNA (2023) concludes that the Standard Method is a reasonable assessment of housing need for Chelmsford.
- 5.6. In July 2024 the Government published a draft National Planning Policy Framework (NPPF) for consultation. The then proposed changes have significant impacts on the plan-making process, particularly around the Standard Method. In addition to making the Standard Method mandatory, the consultation proposed a change to the formula to increase housing in areas of high demand/low affordability across a wider range of urban areas.
- 5.7. The new approach replaces household projections as a starting point with a percentage of existing housing stock levels, as they do not vary significantly over time. It then retains the current method of applying an adjustment for housing affordability using workplace-based median house price to median earnings ratio

but increases the significance of affordability by revising the multiplier to a proposed 0.8% from 0.25%. Also, it proposed that the average affordability over the three most recent years for which data is available will be used, rather than the most recent datapoint, to help smooth out changes in affordability and certainty on inputs/outputs of the method.

- 5.8. Unlike the previous method, the new Standard Method does not have a cap applied to limit the level of increase for individual authorities and it removes the urban uplift that was added in 2020 to increase the need figures for the top 20 major towns and cities.
- 5.9. The December 2024 NPPF amended the affordability multiplier again, increasing it from the proposed 0.8% to 0.95%, producing a revised (current) local housing need figure of 1,454 new homes per annum for Chelmsford. This represents a 59% increase on the April 2024 figure.
- 5.10. Further information on the reforms to the NPPF and other change to the planning system are set out below.

6. Levelling Up and Regeneration Act 2023

- 6.1. In October 2023, the Levelling-up and Regeneration Act became law. Many of the measures in the Act, such as National Development Management Policies, will be implemented in due course through secondary legislation and / or regulations and / or changes to national policy.
- 6.2. The City Council responded to the consultation on the Levelling-Up and Regeneration Bill at Chelmsford Policy Board on [28th February 2023](#).
- 6.3. The Levelling-up and Regeneration Act includes reference to a new national Infrastructure Levy. The Government has since announced, as part of the July 2024 NPPF consultation, that this will not be taken forward.
- 6.4. The July NPPF consultation also clarified that whilst the Levelling-up and Regeneration Act 2023 will revoke the Duty to Cooperate in relation to the reformed plan making system, the Government propose to ensure that the right engagement is occurring on the sharing of unmet housing needs and other strategic issues, where plans are being progressed. Further information on this is provided below.

Proposed reforms to the National Planning Policy Framework and other changes to the planning system

- 6.5. Originally published in 2012, the NPPF has been updated several times, with the latest version published in February 2025. The changes to the NPPF that are now reflected in the latest NPPF were proposed in a consultation held between 30 July 2024 and the 24 September 2024. The questions and proposed responses to the consultation were considered by [Cabinet in September 2024](#).
- 6.6. The consultation set out specific changes to the NPPF which include measures to seek to achieve universal national local plan coverage, economic growth and the building of 1.5 million homes over the next five years.
- 6.7. In addition to the proposed changes to the Standard Method referenced above, the Government also proposed the introduction of new Spatial Development Strategies to replace the existing Duty to Cooperate which will provide a strategic cross-boundary strategy for housing, infrastructure, economic growth and climate resilience. This will require new legislation to come forward.
- 6.8. The latest NPPF strengthens sanctions to ensure universal coverage of local plans with new transitional arrangements for local plans at an advanced stage of preparation (Regulation 19 on or before the 12 March 2025) and the draft housing requirement is at least 80% of the new Standard Method calculation of local housing need.
- 6.9. The latest NPPF reinstates the rolling five-year housing land requirement to be applied irrespective of whether there is an up-to-date local plan in place, as well as reinstate the universal requirement for a 5% buffer in the calculation.
- 6.10. The latest NPPF seeks to make wider changes to ensure local planning authorities can prioritise the types of affordable homes their communities need and includes the removal of the existing mandatory proportion of First Homes within the affordable housing requirement.
- 6.11. The latest NPPF also seeks to identify a new classification of 'Grey Belt' land within the Green Belt, to be used in the planning system through both plan and decision-making to meet development needs. There are proposed 'golden rules' for development land released in Green Belt - 50% affordable, with appropriate proportion being social rent, but this would be subject a viability test using a new Green Belt benchmark land value. Proposals for compulsory purchase for housing are also outlined.

7. National Initiative Update

Next Steps Accommodation Programme (NSAP), Rough Sleepers Accommodation Programme (RSAP) and Accommodation for Ex Offenders (AFE0)

- 7.1. Over the last four years an additional 83 units/bedspaces have been delivered in Chelmsford through these national programmes which have provided capital

and revenue funding for single-homeless people in need of support as well as accommodation. This includes 9 additional units that were completed in August 2024 as an expansion of the local AFEO scheme. Chelmsford is one of only two local authorities in Essex to benefit from the AFEO scheme.

- 7.2. Revenue funding is expected to continue into the next financial year ensuring continuous use of these units for those the Council has a duty to house.

Single Homelessness Accommodation Programme (SHAP)

- 7.3. Over £1m capital funding has been secured from the Ministry of Housing, Communities and Local Government towards the development of 24 modular units for single homeless households as part of the re-development of CHESS' Site in West Hanningfield, which is expected to be completed by Spring / Summer 2025.

Local Authority Housing Fund Round 2 (LAHF2) and 3 (LAHF3)

- 7.4. The Council secured capital grant funding under LAHF2 to provide 15 additional dwellings to provide homes for households on Afghan resettlement schemes and additional temporary accommodation for households owed a homelessness duty by the local authority.
- 7.5. We have been working in collaboration with a local registered provider to deliver these homes and all 15 have now been procured and all but one are now let.
- 7.6. The Council has also received an allocation of funding under LAHF3 and aims to repeat the same partnership approach to deliver a further 19 dwellings by the end of March 2026.

Housing Infrastructure Fund

- 7.7. Funding from the Government's Housing Infrastructure Fund has been secured to support the delivery of housing in two of the strategic allocations in the adopted Local Plan.

Chelmer Waterside

- 7.8. £13.7m from the Marginal Viability element of the Housing Infrastructure Fund has been secured and drawn down to support the delivery of the new access road and bridge and removal of the high-pressure gas constraints. For this element of the Fund, Chelmsford City Council is in contract with Homes England.
- 7.9. The outcome of initial indicative viability work showed that it should be possible to recover approximately £12.2m of the £13.7m HIF grant. However, the increasing costs for the bridge might absorb the anticipated recovery.

- 7.10. Planning permission for the relocation of the Gas Pressure Reduction System on the former Gas Works was granted in May 2022. This work commenced in November and is programmed to complete in July 2025.
- 7.11. Following the grant of planning permission for the new bridge in June 2021, construction works for the access road, bridge and traffic calming measures on Wharf Road commenced in October 2023 and are programme to complete in April 2025.
- 7.12. Once the new infrastructure is delivered there is the capacity to deliver up to 1,100 new homes in this location, including 35% affordable housing.

NE Chelmsford - Chelmsford Garden Community

- 7.13. Strategic Growth Site Policy 6 – North-East Chelmsford, was given formal status as a Garden Community by Homes England in summer 2019 and encompasses the emerging communities of Beaulieu and Channels. The new part of the development will eventually deliver around 6,250 new homes, of which 35% will be affordable.
- 7.14. Stage 1 of the Masterplan Framework which is comprised of three core documents – the Development Framework Document, the Infrastructure Delivery Plan (IDP) and Planning Framework Agreement were presented to Chelmsford Policy Board in December 2022 and agreed by Cabinet in January 2023.
- 7.15. The delivery of the Chelmsford North-East Bypass (CNEB) and Beaulieu Park Railway Station are jointly funded through a £218 million Housing Infrastructure Fund (HIF) award. Due to significant increases in construction costs and inflationary pressures, the HIF award will now fund the first phase of the bypass.
- 7.16. The HIF Grant Determination Agreement (GDA) includes a Recovery and Recycling Strategy completed in March 2021, and sets out a per dwelling tariff, secured through the s106 Agreement. This is applied to each of the sites (residential element) dependent on the infrastructure secured through the HIF award. Essex County Council are currently reviewing the Recovery and Recycling Strategy considering changes to the GDA.
- 7.17. Planning permission was granted by ECC for the Chelmsford Northeast Bypass in March 2022 and advanced works started in November 2022. Final planning permission was granted for Beaulieu Park Station in June 2022 and construction work started in 2023 with a target opening date of the end of 2025.

Garden Community Capacity Fund

7.18. A further bid for Garden Communities capacity funding was submitted to Homes England in 2021. In 2022 it was announced that the bid was successful in securing £164,000 to help advance and inform the Development Framework Document and supporting documents. This funding will support a range of workstreams including:

- Dedicated ECC transportation planner and ECC infrastructure planner.
- Continuation of Chelmsford City Council's independent advice provided by AK Urbanism, Dentons Lawyers, and LDA design landscape consultants.
- Appointment of consultants Gerald Eve to provide infrastructure delivery and viability advice and Anthony Collins Solicitors to advise on future stewardship models.

7.19. A further award of £290,500 was awarded for four capital projects:

- Resurfacing Pegasus Crossing to Channels Cycle Route – now delivered.
- White Hart Lane footway extension – works due to commence January 2025.
- Personal Mobility Scheme (extension of e-scooter trial area) – traffic regulation order being progressed to allow extension of the trial.
- Beaulieu and Channels secure cycle storage – storage units manufactured and awaiting installation on site.

8. Local initiatives to address housing need

8.1. As a local authority, the Council has limited influence on the national economic climate and policies. However, it can use other means to ensure we meet our obligations locally.

Chelmsford Housing Strategy 2022 – 2027

8.2. The Chelmsford Housing Strategy was adopted in March 2022. It established 6 strategic priorities required to achieve a better, more balanced supply of homes that meet the Council's statutory duties and the City's strategic housing needs.

8.3. Each strategic priority is accompanied by a range of initiatives and interventions. An annual update of these initiatives and interventions against the strategic priorities is provided in Table 6 below.

Table 6 – Chelmsford Housing Strategy 2022 – 2027 Actions Update

Strategic Priority	Actions
Increasing the supply of affordable homes with a focus on larger units	<ul style="list-style-type: none"> • Completion of Strategic Housing Needs Assessment and Local Plan Viability Assessment updates to maximise the proportion of affordable housing for rent that can be secured through planning gain. • Four sites at pre-application stage that propose 100% affordable housing, predominantly for rent. • Secured planning permission for an additional 72 units of affordable housing on council owned land. • Enabled the acquisition of 10 larger units of temporary accommodation.
Increase the supply of affordable homes from the existing housing stock	<ul style="list-style-type: none"> • Chain building lettings agreed on a strategic site with larger houses.
Supporting landlords and tenants of privately rented homes	<ul style="list-style-type: none"> • Contribute to the East of England National Resident Landlords Association • Ongoing tenancy sustainment work in the private sector, including the Homes for Ukraine support.
Enabling the right supply of specialist housing to meet local need	<ul style="list-style-type: none"> • Provision of 9 flats with support from Housing Dilemmas. • Negotiations for Specialist Residential Accommodation provisions on strategic sites progressed. • Maximised opportunities through SHAP funds as referenced in section 7 above. • Advanced pre-application discussion on re-provision of supported accommodation for young people and additional modular temporary accommodation.
Develop Effective Partnerships	<ul style="list-style-type: none"> • Maintained Investment Partner status with Homes England and regular investment partnership meetings. • Review of the management of existing temporary accommodation commenced. • Maintained service level agreement with Eastern Community Homes and action plan to improve knowledge and awareness of community-led housing.
Monitoring trends and performance to inform future actions.	<ul style="list-style-type: none"> • Regular reviews of KPIs within the Housing Service.

Plan-making and Land Allocation

- 8.4. The Council is expected to allocate land for new development in the new Local Plan and ensure there is a rolling supply of deliverable sites to provide at least five years' supply of new homes. The Council adopted the Chelmsford Local Plan 2013-2036 on the 27 May 2020.
- 8.5. At the time of adoption, the Local Plan included provision for:
- around 9,579 houses on new site allocations
 - around 1,200 houses on sites not identified (windfalls)
 - around 11,064 new homes which already have planning permission
 - 9 Gypsy and Traveller pitches
 - 24 Travelling Showpeople plots.
- 8.6. The Masterplans listed below have all been through the consultation process and approved by Cabinet:
- Strategic Growth Site 1b: former St Peter's College.
 - Strategic Growth Site 2: West Chelmsford.
 - Strategic Growth Site 3a: East Chelmsford, Manor Farm.
 - Strategic Growth Sites 3B, 3C and 3d: East Chelmsford, land north and south of Maldon Road.
 - Strategic Growth Site 7: Great Leighs.
 - Strategic Growth Site 8: North of Broomfield.
 - Strategy Growth Site 10: North of South Woodham Ferrers.
- 8.7. We need to review the Plan at least every five years to ensure that it remains up to date and continues to meet our needs for development growth to 2041. The review of the adopted Local Plan commenced in 2022. A Preferred Options consultation ran for 6 weeks from 8 May 2024 to 19 June 2024. A [Preferred Options Housing Topic Paper](#) was published alongside the consultation and identified several areas that we may explore for new or significantly altered housing related local policies.
- 8.8. For the purposes of the Preferred Options Consultation, the Council proposed a Housing Requirement figure of 1,000 homes per annum for the plan period 2022 – 2041 and this figure was considered a reasonable figure following completion of a new SHNA in 2023.
- 8.9. The SHNA identified a total affordable housing need in Chelmsford of 642 affordable dwellings for rent per annum, which is notionally 67% of the local housing need calculated using the Standard Method applicable at the time of the assessment. The SHNA considered this figure and noted that interpreting the affordable need figure in the context of the local housing need calculated using the Standard Method is not possible as the two do not measure the same thing. Many households already live in housing and do not therefore generate an overall net need for an additional home. When those already in housing are excluded from the affordable housing need calculation, the affordable need fell to 467 per annum.

- 8.10. The SHNA concludes that whilst there is no direct link between the affordable need and the overall housing need, the need for affordable housing is acute across the Council area. It recommended a 40% affordable housing target is tested on sites of 10 or more dwellings although notes that the amount of affordable housing delivered will be limited to the amount that can viably be provided.
- 8.11. The Local Plan Viability Update (2023) incorporated four sets of appraisals based on 30%, 35%, 40% and 45% affordable housing with sensitivity testing in relation to costs and values as well as variations in environmental and accessibility standards. The Update found that should the Council seek all affordable housing for rent as social rent, this would reduce the scope for affordable housing provision by 5%. The Update also shows that increasing the discount on First Homes is likely to have a substantial impact on the viability of development.
- 8.12. Updates to the SHNA and the Local Plan Viability Update have been prepared to inform the next stage of the review of the Local Plan – the [Pre-Submission \(Regulation 19\) Local Plan Document](#) – which is currently being consulted on. A summary of the latest housing issues and findings from the latest relevant evidence base documents is provided in the [Pre-Submission Housing Topic Paper](#), published on the Local Plan Review website as a document supporting the Pre-Submission (Regulation 19) Local Plan.
- 8.13. As referenced above, the latest NPPF contains transitional arrangements for plan-making stating that the policies in the latest version of the NPPF will apply other than in prescribed circumstances including where a plan has reached Regulation 19 on or before the 12 March 2025 and the draft housing requirement is at least 80% of the new Standard Method calculation of local housing need. In these circumstances, the plan will be examined under the December 2023 NPPF.
- 8.14. The Pre-Submission (Regulation 19) Local Plan proposes a housing requirement of 1,210 new homes per annum (22,990 across the plan period) which equates to 83% of the current NPPF local housing need figure of 1,454 calculated using the latest standard method.

9. Conclusion

- 9.1. Chelmsford has delivered more new homes than required over the last year and forecasts indicate that completion rates are set to remain above the annual housing requirement over the next 5 years.
- 9.2. The number of new homes with extant planning permissions has fallen by 23% during this monitoring period, however, the number of new homes that have completed has increased by the same percentage.
- 9.3. The number of homes in the planning system which are either the subject of pre-application discussions, PPAs or current major planning applications, are all

significantly higher than last year. Commencements are also slightly up on last year.

- 9.4. Whilst there has been a decrease in affordable housing delivered this year, the volume of new homes in the planning system on major applications shows supply is not forecast to fall in the medium term.
- 9.5. The SHNA shows the acute need for affordable housing for rent and progress in delivering against the priorities in the Chelmsford Housing Strategy remains a priority.
- 9.6. The review of the Local Plan is well underway and updated evidence base documents including the SHNA and Local Plan Viability have informed the Pre-Submission (Regulation 19) Local Plan.
- 9.7. The Council will continue to monitor and respond to changes to the national planning framework to support the delivery of housing and other essential infrastructure identified in the Local Plan.

List of appendices:

Appendix 1 – Annual Report of Key Housing Monitoring Statistics

Background papers:

None

Corporate Implications

Legal/Constitutional:

The statutory framework for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990, as amended. Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended) and paragraphs 54 to 57 of the National Planning Policy Framework (February 2019) set out the Government's policy on planning obligations.

The Levelling Up and Regeneration Act 2023 will be implemented in due course through secondary legislation and / or regulations and / or changes to national policy.

Financial:

The rate of new housing delivery directly impacts upon the amount of New Homes Bonus received by the Council and financial contributions to supporting infrastructure

through the existing planning obligations process (Section 106 Agreements) and Community Infrastructure Levy receipts. The rate of delivery of new affordable housing for rent impacts on the Council's reliance on temporary accommodation, including the most expensive forms of temporary accommodation provided in the form of bed and breakfast accommodation and nightly lets.

Potential impact on climate change and the environment:

The Local Plan promotes sustainable development and includes policies to mitigate and adapt to climate change and to protect the environment.

Additional new development outlined within the Chelmsford Local Plan could have an adverse impact on climate change and the environment. This can be mitigated by Building Regulation and planning policy requirements related to environmental sustainability.

Contribution toward achieving a net zero carbon position by 2030:

The Local Plan promotes sustainable development and includes policies to reduce carbon emissions e.g. NE4 Renewable and Low Carbon Energy and Site Allocations Policies.

Future additional new homes will be required to comply with Building Regulation and planning policy requirements. This includes the Future Homes Standard and the Future Homes and Buildings Standards.

The Review of the Local Plan will consider how policies can be strengthened/updated and some new policies introduced to better reflect the Council's Climate Change and Ecological Emergency declaration and Action Plan to make the Council's activities net-zero carbon by 2030 and recommendations of the Essex Climate Action Commission (ECAC).

Personnel:

None

Risk Management:

None

Equality and Diversity:

Housing delivery is important for all tenures and types of housing to meet the community's needs. The Council will need to undertake an Equalities and Diversity Impact Assessment, if any new policies or procedures to be introduced or implemented, particularly to ensure that no identified group from within the Equalities Act is more affected than others.

There are no new policies recommended in this report.

Health and Safety:

None

Digital:

None

Other:

Consultees:

Chelmsford City Council – Sustainable Communities Directorate

Chelmsford City Council – Financial Services

Relevant Policies and Strategies:

Corporate Plan

The above report relates to the following priorities in the Corporate Plan:

- A fairer and more inclusive place
- A greener and safer place
- A more connected place

Chelmsford Local Plan 2013-2036

Chelmsford Housing Strategy 2022-2027

Chelmsford Homelessness and Rough Sleeping Strategy 2020-2024

Annual Report of Key Housing Monitoring Statistics

November 2024

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Introduction

Set out below is the explanatory text for each of the following tables which provide the key monitoring information for housing delivery in the City. Where it is possible the number of affordable housing is shown as a sub-set of the overall housing numbers.

Table 1 - New Homes in Pre-Planning Application Stage

Table 1 contains the number of planned new dwellings on major development sites¹ within each of the City Council's development plan areas. The sites have been aggregated and individual sites have not been identified due to the confidential and sometimes commercially sensitive nature of the pre-planning process.

Table 2 – New Homes in Current Major Planning Applications¹

Table 2 contains the number of new dwellings that are contained within planning applications that are currently under consideration by the City Council. It provides the specific site information by application; it also contains a commentary of the status of each individual site.

Depending on the type of application i.e. Outline or Full, the number of new dwellings may be either a range or an identified number. In addition, the number of new homes can vary through the life of an application due to amendments to schemes made before a formal decision is made. Although most of the sites trigger the City Council's policy requirement to provide affordable housing (11 or more dwellings), the final level and type of affordable housing secured can only be reported once a formal decision has been issued.

Table 3 – New Homes with Planning Permissions

Table 3 contains the number of new dwellings which have been granted planning permission and are still within the time limit to commence development. This is presented site by site and contains the level of affordable housing on the relevant sites. The information is sourced from the latest Housing Site Schedule which is published in April each year. To ensure that there is no double counting with completion data, Table 3 only contains development sites that have yet to be completed and provides the specific site information by application.

Table 4 – Total Completed New Dwellings (Net)

Table 4 provides an annual total of completions of new dwellings in each financial year since 2013/14 with affordable homes reported separately and then included within annual totals. In addition, a cumulative total is provided in order to provide a total of new dwellings completed. The first two quarters of 2024/25 are provided for information only.

¹ 10 or more dwellings

Table 1 – Aggregated New Homes at Pre-Planning Stage on Major Development Sites

Local Plan Area	No. of Sites	No. of New Homes	Status of Sites (03/10/24)
Growth Area 1	2	441	Variety of sites most of which are acceptable in principle
Growth Area 2	2	3400	Includes reserved matters for Beaulieu
Growth Area 3	4	163	Variety of sites most of which are acceptable in principle
TOTAL	8	4,004	Note – as explained in the status box there is some double counting in this number as Beaulieu has outline planning permission.

Table 2 – New Homes within Current Major Planning Applications for Major Development

Site	Application Reference	No. of New Homes	Status of Application (03/10/2024)
Inspire House Hollycroft Great Baddow Chelmsford	24/00903/FUL	10	Brownfield site, decision likely to be issued by the end of 2024.
Strategic Growth Sites 3B, 3C and 3D North and West of Brick Kiln Road Sandon Chelmsford	22/00916/OUT and 22/00916/FUL	174	Hybrid application, part full and part outline. Currently under consideration, negotiations with applicant delayed following ongoing merger negotiations between Redrow and Barratts. Redrow provided a recent update (September 2024) and merger still causing delays in moving the application forward. Unlikely to be determined in 2024 unless application is refused.
Land at Manor Farm Sandford Mill Lane Great Baddow Chelmsford	22/01732/OUT and 22/01732/FUL	360	Hybrid application, part full and part outline. Currently under consideration, negotiations ongoing with applicant. Applicant working on amendments and an updated pack of drawings and documents expected the end of October 2024. Once received these will be reconsulted upon. Decision anticipated 2025.
Land West of the Fox and Raven Chelmer Village Way Chelmsford	23/01105/FUL	54	Currently under consideration. Amended plans received in August, further amendments required along with additional highway related information. Development an exception to policy and will be subject to a Committee decision, date yet to be confirmed.
Strategic Growth Site North of Woodhouse Lane Broomfield Chelmsford Essex	20/02064/OUT	512	Planning Committee resolution to grant planning permission subject to conditions and a S106 to include (amongst other matters) a financial contribution towards a Park and Ride Shuttle Bus service to the Hospital in lieu of the previously proposed hospital link road. S106 negotiations are ongoing and reaching final stages. Decision anticipated before 2025.

Zone 3 Chelmsford Garden Community Beaulieu Parkway Chelmsford	23/00124/FUL and 23/00124/OUT	1250	Dependent on National Highways removing their holding objection and not raising any matters that impact on viability. Final matters being worked through. Committee potentially January 2025.
Chelmsford Garden Community Zone 2 Beaulieu Parkway Chelmsford	23/01751/OUT	3500	Dependent on National Highways removing their objection and not raising any matters that impact on viability. Comments provided on scheme submission in the process of being addressed by Vistry and revised plans due Oct. Committee potentially March 2025.
Zone 1 Chelmsford Garden Community Pratts Farm Lane Little Waltham Chelmsford	22/01950/OUT and 22/01950/FUL	1500	Dependent on National Highways removing their holding objection and not raising any matters that impact on viability. Final matters being worked through. Committee potentially January 2025.
Car Wash Centre New Street Chelmsford	22/02263/FUL	41	S.106 negotiations complete. Decision likely to be issued in October 2024.
Land North of Warren House Roxwell Road Writtle Chelmsford	21/01545/OUT	880	Subject to receiving a no objection response from the highway authority, a decision is likely in 2025.
Banters Field Main Road Great Leighs Chelmsford	21/02490/OUT	190	Currently under consideration. Fundamental highways objections, scheme being reworked, negotiations ongoing with applicant. Committee consideration likely late 2024/early 2025.
Land North West of Hamberts Farm Bunham Road South Woodham Ferrers Chelmsford	23/01583/FUL	750	Dependent on highways issues being resolved and a position on viability agreed January or February.
Land North West of Hamberts Farm Burham Road South Woodham Ferrers Chelmsford	21/01961/OUT and 21/01961/FUL	1020	On 7 th February 2023, Planning Committee resolved to grant planning permission subject to conditions and the lifting of a holding direction from the Secretary of State. The Secretary of State lifted their holding direction on 12 April 2023. The s.106 is currently being negotiated.

Land North of South Woodham Ferrers Burnham Road South Woodham Ferrers	22/00311/OUT	200	On 17 th April 2023, Planning Committee resolved to grant planning permission subject to conditions and the completion of a s.106 agreement. The s.106 agreement is currently being drafted.
Site at 34-46 Baron Road and 11-23 Heralds Way South Woodham Ferrers Chelmsford	23/01788/FUL	34	Likely refusal – several grounds, no potential to negotiate. Awaiting clarification on viability matters.
The Meadows Development Backnang Square Chelmsford	24/01046/OUT and 24/01046/FUL	762	Complex application under consideration. Note, in terms of residential unit numbers this is 537 (full) and 225 (outline)
St Peter's College Fox Crescent Chelmsford	24/00228/OUT	185	Highway objections – applicant is working through these with a view to undertaking the necessary work and preparing a response.
Land South East of Banter's Lane Business Park Great Leighs Chelmsford	24/00695/FUL	115	Negotiations ongoing. Awaiting revised plans and likely reduction in number of dwellings. Committee date potentially December 2024.
31 Glebe Road Chelmsford	24/01266/FUL	10	Change of use office to dwellings – Subject to Unilateral Undertaking for Local Open Space, RAMS and Trees. Delegated decision anticipated December 2024.
TOTAL		11,547	

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Extant Local Development Framework Sites									
Town Centre Area Action Plan Allocations									
24 Duke Street Chelmsford	Chelmsford - Moulsham and Central	TCAAP10 (part of)	118	19	16%	0	0	17/01172/FUL approved 26/07/2018	Y, stalled
SUB TOTAL			118	19	16% Average	0	0		
North Chelmsford Area Action Plan									
Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 6	Chelmsford Garden Community Springfield North	NCAAP 6, 26-27	128	28	35% spread across all phases	84	28	10/01976/OUT approved 31/10/2012	Y
Land east of North Court Road and north of Hospital Approach Broomfield (Care Home)	Chelmsford Garden Community Springfield North	NCAAP1	26	0	0%	0	0	13/00409/FUL approved 28/05/2014	IN May 2023
Greater Beaulieu Park White Hart Lane Springfield - Phase 2 - Zone K and L	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	300	81	27%	164	60	09/01314/EIA approved 07/03/2014	Y, November 2014
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone M, N & Q	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	272	84	27%	177	44	09/01314/EIA approved 07/03/2014	Y, November 2014
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zones O & P	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	111	30	27%	64	14	09/01314/EIA approved 07/03/2014	Y, November 2014
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone V	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	145	39	27%	79	9	09/01314/EIA approved 07/03/2014	Y

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone W	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	194	52	27%	32	17	09/01314/EIA approved 07/03/2014	Y
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone T	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	66	18	27%	0	0	09/01314/EIA approved 07/03/2014	Y
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone R S & U	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	246	86	27%	0	0	09/01314/EIA approved 07/03/2014	Y
Greater Beaulieu Park White Hart Lane Springfield - Remainder of phase 2-4	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	1000	270	27%	0	0	09/01314/EIA approved 07/03/2014	Y
SUB TOTAL			2488	688	25% Average	600	172		
Site Allocations Development Plan Document Allocations									
Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 5	Rettendon - Rettendon & Runwell	SAD17	71	25	35%	12	0	12/01480/OUT approved 21/11/2013	Y
Land at Former Runwell Hospital Runwell Chase Runwell Wickford	Rettendon - Rettendon & Runwell	SAD17	29	10	35%	19	0	21/02041/FUL approved 05/08/2022	Y, Oct 2022
Morelands Industrial Estate, Tileworks Lane, Rettendon	Bicknacre and East and West Hanningfield	SAD16	92	0	0%	39	0	19/00384/OUT approved 06/04/2020	Y, Sept 2022
Land between Back Lane and Old Church Road East Hanningfield	East Hanningfield - Bicknacre and West Hanningfield	SAD20	26	10	38%	0	0	17/01646/OUT allowed at appeal 02/01/2020	N
SUB TOTAL			218	45	27% Average	70	0		
Large Sites (Unallocated)									

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
47 Broomfield Road Chelmsford	Chelmsford - Marconi	TCAAP	14	0	N/A	0	0	16/01145/FUL approved 30/09/2016	Y, Building Demolished Dec 2016
Site rear of 30-34 Broomfield Road	Chelmsford - Marconi	TCAAP	24	0	0%	0	0	18/01544/FUL approved 28/02/2019	Y, Jan 2022 (stalled)
10-13 Hoffmans Way Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	11	0	N/A as prior approval	0	0	23/01433/CUPAMA approved 31/10/2023	Y, Feb 2024
South Side Car Park Railway Street Chelmsford	Chelmsford - Marconi	Growth Area 1	10	10	100%	0	0	21/01767/FUL approved 28/01/2022	N
Site at The Atlantic Hotel New Street Chelmsford	Chelmsford - Marconi	Growth Area 1	10	0	N/A	0	0	21/01982/FUL approved 25/07/2022	IN September 2022
International House 2 Navigation Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	48	12	25%	0	0	22/00482/FUL approved 05/10/2023	N
Saxon House 27 Duke Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	39	0	N/A as prior approval	0	0	21/01594/CUPAO approved 21/09/2021	N
Makerstudy House Waterloo Lane Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	22	0	N/A as prior approval	0	0	21/01588/CUPAO approved 21/09/2021	N
Land to the rear of 51- 54A High Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	10	0	N/A	0	0	19/01381/FUL approved 15/01/2021	Y
58 New London Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	15	0	N/A as prior approval	0	0	23/00614/CUPAMA approved 26/06/2023	N
39 Moulsham Street Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	12	0	N/A as prior approval	0	0	21/00318/CUPAO approved 07/04/2021	N
1/1A Moulsham Street Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	10	0	N/A	0	0	22/01541/FUL approved 01/03/2024	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Car Park Anchor Street Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	15	15	100%	0	0	23/01997/FUL approved 27/03/2024	N
Royal & Sunalliance Parkview House Victoria Road South	Chelmsford - Moulsham and Central	TCAAP	45	0	0%	0	0	15/01651/MAT/1 approved 19/08/2016	Y (See 17/01984/CLEUD)
Royal & Sunalliance Parkview House Victoria Road South	Chelmsford - Moulsham and Central	TCAAP	15	0	0%	0	0	15/01590/MAT/1 approved 19/08/2016	Y
Site at Dorset House Duke Street Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	40	0	N/A as prior approval	0	0	21/00716/CUPAO approved 25/05/2021	Y
Victoria House 101-105 Victoria Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	44	0	N/A as prior approval	0	0	22/01075/P20AA approved 23/09/2022	Y
Paragon House Coval Wells Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	25	0	N/A as prior approval	0	0	24/00010/CUPAMA approved 27/02/2024	N
St Josephs Nursing Home Gay Bowers Road Danbury	Danbury - Little Baddow Danbury and Sandon	SAD	10	0	N/A	0	0	19/00866/FUL approved 07/11/2019	Y, Oct 2022
Brook Farm Riding Stables Stock Road Stock Billericay	Stock - South Hanningfield, Stock & Margaretting	SAD	10	0	N/A	0	0	17/02001/FUL approved 01/03/2018	IN June 2020
636-642 Galleywood Road Chelmsford	Chelmsford Town Area - Goat Hall	Growth Area 1	32	0	N/A	0	0	22/02264/FUL approved 19/09/2023	N
Site at Indian Nights London Road Chelmsford	Chelmsford Town Area - Goat Hall	Growth Area 1	10	0	N/A	0	0	20/00733/FUL approved 24/09/2021	N
Site at Windermere Main Road Broomfield Chelmsford	Broomfield - Broomfield and the Walthams	Growth Area 2	14	0	N/A	0	0	23/00520/FUL approved 27/10/2023	N
SUBTOTAL			485	37	37.5% Average	0	0		

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Small Sites (Unallocated)									
Boreham Village Store Main Road Boreham	Boreham - Boreham and the Leighs	SAD	5	0	N/A	0	0	20/00992/FUL approved 22/09/2022	N
Land North West Of 5 Bulls Lodge Cottages General Lane Boreham	Boreham - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	20/01567/FUL approved 16/12/2020	Y, June 2023
Site at North Bungalow Elm Way Boreham	Boreham - Boreham and the Leighs	Growth Area 2	9	0	N/A	0	0	22/01776/FUL approved 23/02/2023	N
Land South of 124 Plantation Road Boreham Chelmsford	Boreham - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	20/00340/FUL approved 28/08/2020	Y, Sept 2022
Site at Vehicle Workshop Thrift Farm Moulsham Thrift Chelmsford	Chelmsford - Goat Hall	Growth Area 1	3	0	N/A	0	0	22/00608/FUL approved 24/06/2022	IN Aug 2023
Land at Thrift Farm Moulsham Thrift Chelmsford	Chelmsford - Goat Hall	Growth Area 1	1	0	N/A	0	0	20/00688/FUL approved 04/12/2020	IN Aug 2023
10-13 Hoffmans Way Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	9	0	N/A	0	0	23/00247/FUL approved 10/08/2023	Y, Jan 24
Land Rear of 11A to 15 Broomfield Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	2	0	N/A	0	0	22/00506/FUL approved 19/05/2022	IN Jan 2023
Site at 22-24 Broomfield Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	2	0	N/A	0	0	22/02267/FUL approved 11/05/2023	N
26 Broomfield Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	1	0	N/A	0	0	23/01895/CUPAMA approved 19/01/2024	N
18-24 Rainsford Lane Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	2	0	N/A	0	0	23/01681/P20A approved 14/12/2023	N
Site at 6-14 Rainsford Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	3	0	N/A	0	0	22/01037/FUL approved 19/12/2022	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
11A - 15 Broomfield Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	3	0	N/A	0	0	21/02066/CUPAMA approved 10/12/2021	IN Jan 2023
Block 32 to 37 Glebe Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	2	0	N/A	0	0	23/01338/FUL approved 16/10/2023	N
46 Rainsford Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	1	0	N/A	0	0	23/01737/CUPAMA approved 05/12/2023	N
Land at Moulsham Grange Moulsham Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	9	0	N/A	0	0	22/00897/FUL approved 30/06/2022	IN June 2023
Land Rear of Stuarts Moulsham Street Chelmsford	Chelmsford - Moulsham and Central	SAD	1	0	N/A	0	0	19/00361/FUL approved 31/07/2019	Y, June 2022
Land Rear of Colinton Moulsham Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	22/01468/FUL approved 28/10/2022	N
Second Floor 163-164 Moulsham Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	2	0	N/A	0	0	21/01182/CUPAO approved 02/08/2021	N
163-164 Ground and First Floor Moulsham Street Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	23/00196/FUL approved 13/04/2023	N
42 Moulsham Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	2	0	N/A	0	0	21/01302/FUL approved 07/09/2021	Y, Jan 2023

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
218A Moulsham Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	6	0	N/A	0	0	23/00810/CUPAMA approved 06/07/2023	N
First Floor Oliver House 23 Hall Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	3	0	N/A	0	0	23/00844/CUPAMA approved 10/08/2023	N
2-4 Hamlet Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	2	0	N/A	0	0	23/01435/FUL approved 03/11/2023	N
1 Goldlay Avenue Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	23/00793/FUL approved 15/08/2023	N
Reed Personnel Services 5 New London Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	4	0	N/A	0	0	23/01005/CUPAMA approved 11/08/2023	N
4 Baddow Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	2	0	N/A	0	0	23/01752/FUL approved 20/12/23	N
81 Springfield Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	3	0	N/A	0	0	23/00298/FUL approved 14/04/2023	N
39 Springfield Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	23/01658/P20AB approved 19/12/23	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
147-149 Springfield Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	23/01780/FUL approved 16/01/2024	N
Land South East of Riverbank Court Shrublands Close Chelmsford	Chelmsford - Moulsham and Central	TCAAP	3	0	N/A	0	0	12/00917/FUL approved 25/07/2012	Y, (works stalled)
Land Rear of 101 New London Road Chelmsford	Chelmsford - Moulsham and Central	TCAAP	8	0	N/A	0	0	19/00126/FUL approved 13/02/2020	Y Feb 2023
Carlton House 101 New London Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	2	0	N/A	0	0	21/02492/FUL approved 01/06/2022	N
Chelmsford Club 108 New London Road	Chelmsford - Moulsham and Central	TCAAP	5	0	N/A	2	0	14/01406/FUL approved 28/11/2014	Y, stalled
58 New London Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	4	0	N/A	0	0	23/01158/FUL approved 06/10/2023	N
32-33 New Street Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	21/02086/FUL approved 27/05/2022	N
Back Inn Time 13 Cottage Place Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	7	0	N/A	0	0	21/01563/FUL allowed 25/05/2022	N
Victoria House 101-105 Victoria Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	6	0	N/A	0	0	23/01161/CUPAMA approved 05/09/2023	Y
22A Duke Street, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	5	0	N/A	0	0	15/01231/FUL approved 03/11/2015	Y, May 2017 (stalled)
Site at 10 and 10A Duke Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	4	0	N/A	0	0	22/00870/FUL approved 06/09/2022	N
86 Duke Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	5	0	N/A	0	0	23/02044/FUL approved 01/03/2024	IN Nov 2023

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Site Rear of 20 St Vincents Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	22/01462/FUL approved 14/10/2022	N
33 Redmayne Drive Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	21/01361/FUL approved 08/10/2021	N
Land East of 2 St Mildreds Road Chelmsford	Chelmsford - Moulsham and Central	SAD	1	0	N/A	0	0	16/01686/FUL approved 20/12/2016	Y, Dec 2019 (stalled)
10 Brian Close Chelmsford	Chelmsford Town Area - Moulsham Lodge	Growth Area 1	1	0	N/A	0	0	22/00066/FUL approved 09/03/2022	N
187 Gloucester Avenue Chelmsford	Chelmsford Town Area - Moulsham Lodge	Growth Area 1	1	0	N/A	0	0	22/00113/FUL approved 25/03/2022	N
Land Adjacent 261 Gloucester Avenue Chelmsford	Chelmsford Town Area - Moulsham Lodge	Growth Area 1	1	0	N/A	0	0	22/02231/FUL approved 18/04/2023	Y
Land Adjacent 116 Heath Drive Chelmsford	Chelmsford Town Area - Moulsham Lodge	Growth Area 1	1	0	N/A	0	0	24/00034/FUL approved 05/03/2024	N
Site Adjacent 21 Sunrise Avenue Chelmsford	Chelmsford - Patching Hall	Growth Area 1	1	0	N/A	0	0	22/01143/FUL approved 03/08/2022	Y, April 2023
Land at 3 Town Croft Chelmsford	Chelmsford - Patching Hall	Growth Area 1	1	0	N/A	0	0	22/02258/FUL approved 07/02/2023	N
Site at 127 Melbourne Avenue Chelmsford	Chelmsford Town Area - St Andrews	Growth Area 1	1	0	N/A	0	0	22/01598/FUL approved 21/10/2022	N
18A Belvawney Close Chelmsford	Chelmsford Town Area - St Andrews	Growth Area 1	1	0	N/A	0	0	22/01520/FUL approved 07/10/2022	Y, Nov 2022
Land at 24 Mendip Road Chelmsford	Chelmsford Town Area - St Andrews	Growth Area 1	1	0	N/A	0	0	21/00990/FUL approved 21/07/2021	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
21 Seven Ash Green Chelmsford	Chelmsford - The Lawns	SAD	2	0	N/A	0	0	12/01499/FUL approved 30/11/2012	Y, (stalled)
Site at 92 Bodmin Road Chelmsford	Chelmsford - The Lawns	Growth Area 1	1	0	N/A	0	0	23/00660/FUL approved 27/06/2023	N
Site at Springfield Hall Cottage Lawn Lane Chelmsford	Chelmsford - The Lawns	Growth Area 1	1	0	N/A	0	0	23/01051/FUL approved 12/09/2023	N
Block 1 to 11 Abbotts Place Chelmsford	Chelmsford Town Area - Trinity	Growth Area 1	2	0	N/A	0	0	22/01432/FUL approved 11/10/2022	N
Land rear of 270 to 272 Springfield Road Chelmsford	Chelmsford - Trinity	TCAAP	2	0	N/A	1	0	13/00996/FUL approved 11/09/2013	Y (stalled)
73 Rainsford Lane Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	1	0	N/A	0	0	20/00638/FUL approved 02/07/2020	Y, June 2023
Site at 73 Rainsford Lane Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	1	0	N/A	0	0	23/00381/FUL approved 22/05/2023	N
5-7 Robjohns Road Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	1	0	N/A	0	0	21/00853/CUPAO approved 10/06/2021	N
106 Forest Drive Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	1	0	N/A	0	0	22/01044/FUL approved 26/08/2022	N
Land Adjacent to 1 Savernake Road Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	1	0	N/A	0	0	22/01952/FUL approved 20/01/2023	Y, Feb 2023
Site at 43 Waterhouse Lane Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	1	0	N/A	0	0	22/00462/FUL approved 05/05/2022	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land Adjacent 139 Writtle Road Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	1	0	N/A	0	0	23/01020/FUL approved 18/08/2023	Y, Nov 2023
Barn South Hillcroft Chignal Road Chignal Smealy Chelmsford	Chignal - Chelmsford Rural West	Growth Area 1	1	0	N/A	0	0	23/01421/FUL approved 07/11/2023	N
Gordon House Hyde Lane Danbury Chelmsford	Danbury - Little Baddow Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	22/00194/FUL approved 04/04/2022	Y, Oct 2023
Blue House Farm Gay Bowers Road Danbury Chelmsford	Danbury - Little Baddow Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	23/01510/CUPAQ approved 24/10/2023	N
Land Adjacent 2 Pease Place East Hanningfield Chelmsford	East Hanningfield - Bicknacre and West Hanningfield	Growth Area 3	1	1	N/A	0	0	23/00134/FUL approved 21/06/2023	N
Play Area Payne Place East Hanningfield Chelmsford	East Hanningfield - Bicknacre and West Hanningfield	Growth Area 3	3	3	100%	0	0	23/00194/FUL approved 21/06/2023	N
WI Hall Old Church Road East Hanningfield Chelmsford	East Hanningfield - Bicknacre and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/00093/FUL approved 24/03/2023	IN May 2023
Agricultural Building at Little Claydons Farm Old Southend Road Sandon Chelmsford	East Hanningfield - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/00433/CUPAQ approved 04/05/2023	IN March 2024
Stables at Highwater Farm Main Road East Hanningfield Chelmsford	East Hanningfield - Bicknacre and West Hanningfield	Growth Area 3	2	0	N/A	0	0	22/01637/CUPAQ approved 03/11/2022	IN April 2023

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
212 Watchouse Road Galleywood Chelmsford	Galleywood - Galleywood	Growth Area 1	1	0	N/A	0	0	22/01156/FUL approved 25/08/2022	N
2 Skinners Lane Galleywood Chelmsford	Galleywood - Galleywood	Growth Area 1	2	0	N/A	0	0	22/01332/FUL approved 02/09/2022	IN Dec 2022
Site at Kirriemuir Stock Road Galleywood Chelmsford	Galleywood - Galleywood	Growth Area 1	1	0	N/A	0	0	22/00926/FUL approved 13/07/2022	IN June 2023
Site at Mapletree Works Brook Lane Galleywood Chelmsford	Galleywood - Galleywood	SAD	2	0	N/A	0	0	17/00290/FUL approved 25/07/2018	Y (demolition)
Site at 190 Galleywood Road Great Baddow Chelmsford	Great Baddow - Great Baddow West	Growth Area 1	4	0	N/A	0	0	21/01564/FUL approved 21/10/2021 and	Y, stalled
100 Beehive Lane Great Baddow Chelmsford	Great Baddow - Great Baddow West	Growth Area 1	5	0	N/A	0	0	23/01775/FUL approved 05/02/24	N
41 Sawkins Avenue Great Baddow Chelmsford	Great Baddow - Great Baddow West	Growth Area 1	1	0	N/A	0	0	23/00230/FUL approved 12/04/2023	N
275 Baddow Road Great Baddow Chelmsford	Great Baddow - Great Baddow East	Growth Area 1	8	0	N/A	0	0	22/00014/FUL approved 06/04/2022	IN April 2022
287 Baddow Road Great Baddow Chelmsford	Great Baddow - Great Baddow East	Growth Area 1	1	0	N/A	0	0	23/01035/FUL approved 13/02/24	N
Land South of the Bell Centre Bell Street Great Baddow Chelmsford	Great Baddow - Great Baddow East	SAD	2	0	N/A	0	0	19/01791/FUL approved 21/05/2020	Y, June 2022

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Site at the Bell Centre Bell Street Great Baddow	Great Baddow - Great Baddow East	Growth Area 1	2	0	N/A	0	0	19/00160/FUL approved 05/07/2019	Y, June 2022
70 High Street Great Baddow Chelmsford	Great Baddow - Great Baddow East	Growth Area 1	1	0	N/A	0	0	23/01047/FUL approved 25/08/2023	Y
Land North of 373 Baddow Road Chelmsford	Great Baddow - Great Baddow East	Growth Area 1	1	0	N/A	0	0	22/01391/FUL approved 05/10/2022	N
Land Rear of 75 and 77 Maldon Road Great Baddow Chelmsford	Great Baddow - Great Baddow East	Growth Area 1	2	0	N/A	0	0	23/00360/FUL approved 11/05/2023	Y Nov 23
Outbuilding at Whitehouse Farm Boreham Road Great Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	SAD	1	0	N/A	0	0	21/00599/FUL approved 02/06/2021	N
Agricultural Building South West of Pippins Hornells Corner Little Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	22/00447/CUPAQ approved 29/04/2022	Y, June 2023
Site at Pond View Banters Lane Great Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	21/00880/FUL approved 01/07/2021	N
Land South West of Blue Barnes Farm Gubbions Lane Great Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	21/01481/FUL approved 04/10/2021	Y, June 22 (SB)
Land Adjacent Corner Cottage Banters Lane Great Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	4	0	N/A	0	0	22/01726/FUL approved 02/12/2022	IN Aug 2023
Land at 37 Main Road Great Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	SAD	1	0	N/A	0	0	17/01365/FUL approved 16/10/2017	Y, September 2021 (SB)

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Buildings at Wakerings Farm Leighs Road Great Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	3	0	N/A	0	0	20/01954/FUL approved 01/03/2021 and 22/02289/FUL approved 23/06/2023	IN Nov 2023
Agricultural Building South West of Pippins Hornells Corner Little Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	23/00348/FUL approved 21/04/2023	N
Site adjacent 31 Pleshey Road Ford End Chelmsford	Great Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	21/00478/FUL approved 25/06/2021	Y, June 2023
Land South of Firland Woods Road Great Waltham Chelmsford	Great Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	21/00432/FUL approved 22/04/2021	Y, Dec 2022
Barn South West of Lavender Farm Main Road Great Waltham Chelmsford	Great Waltham - Broomfield and The Walthams	Growth Area 2	2	0	N/A	0	0	20/00978/CUPAQ approved 21/08/2020	Y
Lavender Farm Main Road Great Waltham Chelmsford	Great Waltham - Broomfield and The Walthams	Growth Area 2	6	0	N/A	0	0	20/00967/FUL approved 25/09/2020	Y, April 2023
Land East of Rye Cottage Larks Lane Great Waltham	Great Waltham - Broomfield and The Walthams	SAD	2	0	N/A	0	0	23/00365/FUL approved 23/08/2023	IN June 2022
Land South of Firland Wood Road Great Waltham Chelmsford	Great Waltham - Broomfield and The Walthams	SAD	1	0	N/A	0	0	19/01645/FUL approved 20/11/2019	IN Jan 2022
Site Adjacent 24 Souther Cross Road Good Easter Chelmsford	Good Easter - Chelmsford Rural West	Growth Area 1	2	0	N/A	0	0	20/00578/FUL approved 15/07/2020	Y March 2023
Barn at School Road Good Easter Chelmsford	Good Easter - Chelmsford Rural West	Growth Area 1	1	0	N/A	0	0	23/00482/FUL approved 04/07/2023	IN Oct 2023
Ravenscraig Metsons Lane Highwood Chelmsford	Highwood - Chelmsford Rural West	Growth Area 3	1	0	N/A	0	0	23/01623/FUL approved 11/12/2023	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Awes Farm Ingatestone Road Highwood	Highwood - Chelmsford Rural West	SAD	1	0	N/A	0	0	12/01679/FUL approved 23/01/2013	Y, Jan 16 (works stalled)
Land at Phillips Farm Highwood Road Highwood Chelmsford	Highwood - Chelmsford Rural West	SAD	2	0	N/A	0	0	14/00756/FUL approved 02/07/2014	Y (phased)
Land East of the Green Man Highwood Road Edney Common Chelmsford	Highwood - Chelmsford Rural West	Growth Area 3	1	0	N/A	0	0	22/01240/FUL approved 12/06/2023	N
Land Rear of Hill Cottage Colam Lane Little Baddow Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	23/00834/FUL approved 06/09/2023	IN March 2024
Old Court Colam Lane Little Baddow Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	SAD	1	0	N/A	0	0	23/00886/FUL approved 25/08/2023	Y (Stalled)
Land Adjacent Sandpit Cottage Holybread Lane Little Baddow Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	22/00945/FUL approved 01/12/2022	N
Barn Little Baddow Hall Farm Church Road Little Baddow Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	22/00389/CUPAQ approved 11/05/2022	N
Barn North of Graces Farm Graces Lane Little Baddow Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	23/01664/CUPAQ approved 07/12/2023	N
Land North of Woodcroft East Hanningfield Road Sandon Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	23/01239/FUL approved 07/09/2023	N
Land South of Timbuctoo Cottage Main Road Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	23/00251/FUL approved 09/05/2023	IN July 2023

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Alsteads Farm Leighs Road Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	23/01032/CUPAQ approved 21/08/2023	N
Site North of Rolphs Cottages Blasford Hill Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	21/02104/FUL approved 04/02/2022	IN June 2022
Land South of the Wilderness Leighs Road Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	23/01799/FUL approved 12/01/2024	N
Site at the Bungalow Belsteads Farm Lane Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	5	0	N/A	0	0	21/01954/FUL approved 14/01/2022	N
Barns Opposite Whitbread's Business Centre Whitbread's Farm Lane Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	5	0	N/A	0	0	23/01432/CUPAQ approved 27/10/2023	N
Land at Margaretting Hall Church Lane Margaretting Chelmsford	Margaretting - South Hanningfield, Stock and Margaretting	Growth Area 3	1	0	N/A	0	0	23/01879/FUL approved 18/01/2024	N
Site at the Leys Maldon Road Margaretting Ingatestone	Margaretting - South Hanningfield, Stock and Margaretting	Growth Area 3	1	0	N/A	0	0	22/00678/CUPAQ approved 24/05/2022	IN July 2023

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Barns at Wells Farm Ivy Barn Lane Margaretting Ingatestone	Margaretting - South Hanningfield, Stock and Margaretting	Growth Area 3	3	0	N/A	0	0	23/01372/FUL approved 27/10/2023	N
Farm Office Canterburys Main Road Margaretting	Margaretting - South Hanningfield Stock and Margaretting	Growth Area 3	1	0	N/A	0	0	21/00464/FUL approved 26/04/2021	Y, BR Aug 2022
Bearmans Farmhouse Writtle Road Margaretting Chelmsford	Margaretting - South Hanningfield, Stock and Margaretting	SAD	2	0	N/A	0	0	17/00711/FUL approved 23/10/2017	IN Oct 2020
Site at Mole Cottage London Road Chelmsford	Margaretting - South Hanningfield, Stock and Margaretting	Growth Area 1	1	0	N/A	0	0	22/02182/FUL approved 06/04/2023	N
Barn North of Bury Farm Bury Road Pleshey Chelmsford	Pleshey - Chelmsford Rural West	SAD	3	0	N/A	0	0	23/000159/CUPAQ approved 28/03/2023	N
Land at Whitegates Woodham Road Rettendon Chelmsford	Rettendon - Rettendon & Runwell	Growth Area 3	3	0	N/A	0	0	21/01335/OUT approved 10/09/2021	N
Site at High House Farm Woodham Road Rettendon Chelmsford	Rettendon - Rettendon and Runwell	Growth Area 3	2	0	N/A	0	0	22/00200/FUL approved 07/04/2022	Y, May 2023

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
4 The Old Nursery Rettendon Wickford	Rettendon - Rettendon & Runwell	Growth Area 3	1	0	N/A	0	0	22/00102/FUL approved 21/03/2022	Y
59-63 Garage Block Rear of St Michaels Drive Roxwell Chelmsford	Roxwell - Chelmsford Rural West	Growth Area 3	3	3	100%	0	0	23/00781/FUL approved 05/09/2023	N
Pooty Pools Farm Radley Green Road Roxwell	Roxwell - Chelmsford Rural West	SAD	3	0	N/A	1	0	14/01069/FUL approved 10/11/2014	Y, March 2015 (phased and stalled)
Barn at Skreens Park Road Roxwell Chelmsford	Roxwell - Chelmsford Rural West	SAD	1	0	N/A	0	0	18/01843/CUPAQ approved 18/12/2018	IN July 2019
Car Sales Highover Cottage Runwell Road Runwell Chelmsford	Runwell - Rettendon & Runwell	Growth Area 3	1	0	N/A	0	0	22/02075/FUL approved 18/01/2023	N
Land West of Hedge Grove Meadow Lane Runwell	Runwell - Rettendon & Runwell	Growth Area 3	1	0	N/A	0	0	22/00632/FUL approved 09/06/2022	Y, Sept 2023
Land Adjacent 2 Brick Cottages Runwell Road Runwell Wickford	Runwell, Rettendon and Runwell	Growth Area 3	1	0	N/A	0	0	21/02500/FUL approved 09/03/2022	IN March 2024
The Laurels 130 Church End Lane Runwell Wickford	Runwell, Rettendon and Runwell	Growth Area 3	2	0	N/A	0	0	22/01319/FUL approved 27/09/2022	N
Land at Dobe Farm Meadow Lane Runwell Chelmsford	Runwell - Rettendon and Runwell	Growth Area 3	2	0	N/A	0	0	23/00268/FUL approved 20/04/2023	N
Land South of 8 Canewdon Gardens Runwell Wickford	Runwell, Rettendon and Runwell	Growth Area 3	1	0	N/A	0	0	22/02023/FUL approved 12/01/2023	IN March 2023

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land rear of 132 Brock Hill South Hanningfield Wickford	Runwell, Rettendon and Runwell	Growth Area 3	3	0	N/A	0	0	23/01115/FUL approved 12/12/23	N
Barns at Mill Hill Farm East Hanningfield Road Sandon	Sandon - Little Baddow, Danbury and Sandon	SAD	1	0	N/A	0	0	18/02065/FUL approved 13/03/2019	IN March 2021 (phased)
Mill Hill Farm East Hanningfield Road Sandon Chelmsford	Sandon - Little Baddow, Danbury and Sandon	Growth Area 1	2	0	N/A	0	0	23/00403/CUPAQ approved 25/04/2023	N
Kaeden Place Blind Lane Sandon Chelmsford	Sandon - Little Baddow, Danbury and Sandon	Growth Area 1	1	0	N/A	0	0	21/00537/FUL approved 27/07/2022	N
Chamberlains Farm Sporhams Lane Sandon	Sandon - Little Baddow, Danbury and Sandon	SAD	4	0	N/A	0	0	15/01900/OUT approved 15/06/2016	Y, May 2021 (stalled)
Bridge Farm Barn Woodhill Road Sandon Chelmsford	Sandon - Little Baddow, Danbury and Sandon	Growth Area 1	1	0	N/A	0	0	23/00893/FUL approved 01/09/2023	IN Nov 2023
Site at Wild Oaks East Hanningfield Road Sandon	Sandon - Little Baddow, Danbury and Sandon	Growth Area 1	1	0	N/A	0	0	22/01714/FUL approved 02/03/2023	IN June 2022
Outbuildings at Whitedown South Hanningfield Road South Hanningfield	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	1	0	N/A	0	0	19/01629/FUL approved 25/11/2019	Y, Oct 2022
Site at Park Lane Riding School Park Lane Ramsden Heath	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	6	0	N/A	0	0	17/00079/FUL approved 12/07/2017	Y, July 2020

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
20 Church Road Ramsden Heath	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	1	0	N/A	0	0	12/01256/OUT approved 04/10/2013	N
Stables Tylde Hall Farm Heath Road Ramsden Heath Chelmsford	South Hanningfield, Stock & Margaretting - South Hanningfield	Growth Area 3	2	0	N/A	0	0	22/00472/FUL approved 01/06/2022	Y
Agricultural Building at Park Lodge Ramsden Heath	South Hanningfield, Stock & Margaretting - South Hanningfield	Growth Area 3	1	0	N/A	0	0	21/01948/CUPAQ approved 17/11/21	Y
Site at 25 Mountbatten Way Springfield Chelmsford	Chelmsford Garden Community - Springfield	Growth Area 1	1	0	N/A	0	0	20/01224/FUL approved 11/11/2020	BR Jan 2023
Land East of 48 Mayne Crest Springfield Chelmsford	Chelmsford Garden Community - Springfield	Growth Area 1	1	0	N/A	0	0	20/00738/FUL approved 28/07/2020	BR Sept 2023
Land North of 95 Brook End Road South Springfield Chelmsford	Chelmsford Garden Community - Chelmer Village	Growth Area 1	1	0	N/A	0	0	19/01434/OUT appeal allowed 09/11/2020	Y, June 2022
Site at 9 The Paddock Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	22/00541/FUL approved 17/05/2022	BR Dec 2022

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Hawthorns Common Road Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	23/02009/FUL approved 26/02/2024	N
Land Rear of 4 The Lindens Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	20/00246/OUT allowed at appeal 25/11/2020	Y
136 Mill Road Stock Chelmsford (Formerly Land Rear of 3 Lindens)	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	23/01901/FUL approved 05/01/2024	Y
Agricultural Building at Farrows Farm Stock Road Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	3	0	N/A	0	0	22/01243/FUL approved 13/01/2023	IN March 2023
Aircraft Hangar 1 Brock Farm Ingatestone Road Stock	Stock - South Hanningfield Stock and Margaretting	Growth Area 3	1	0	N/A	0	0	20/01972/FUL approved 16/03/2021	IN May 2022
Site at 6 Well Lane Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	21/00143/FUL allowed 28/03/2022	Y, Aug 2023
Land East of 106 Mill Road Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	22/02191/FUL approved 08/02/2023	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
11 Mill Lane Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	23/01994/FUL approved 08/03/2024	N
Site at Church Green Cottage and Lammas Cottage High Street Stock Chelmsford	Stock - South Hanningfield Stock and Margaretting	SAD	2	0	N/A	0	0	18/00538/FUL approved 29/05/2018	Y, Sept 2021
Barn South West of Dowsett Farm Dowsett Lane Ramsden Heath Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	21/00449/FUL approved 11/03/2022	N
Dowsett Farm Dowsett Lane Ramsden Heath Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	23/001622/FUL approved 11/12/2023	N
Land North East of Church Green Cottage High Street Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	22/02311/FUL allowed at appeal 27/03/24	N
Flat 6 Guild Way South Woodham Ferrers	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	1	0	N/A	0	0	18/01158/FUL approved 06/12/2018	Y, September 2020
Land at 19 Albert Road South Woodham Ferrers Chelmsford	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	1	0	N/A	0	0	19/00341/FUL approved 24/06/2019	Y May 2022
Land North Of Communication Station At Bushy Hill Edwins Hall Road Woodham Ferrers Chelmsford	South Woodham Ferrers - South Woodham, Elmwood & Woodville	Growth Area 3	1	0	N/A	0	0	22/02221/CUPAQ approved 06/02/2023	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land at 210 Hullbridge Road South Woodham Ferrers Chelmsford	South Woodham Ferrers - South Woodham Chetwood and Collingwood	Growth Area 3	3	0	N/A	0	0	22/01298/FUL approved 07/03/2023	Y, July 2023
46 Hullbridge Road South Woodham Ferrers Chelmsford	South Woodham Ferrers - South Woodham, Elmwood & Woodville	Growth Area 3	3	0	N/A	0	0	22/01807/FUL approved 09/02/2023	N
Land South of Brookfield Main Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	1	0	N/A	0	0	23/01800/FUL approved 04/01/24	N
Site at West View Main Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	21/02388/FUL approved 02/02/2022	Y, Jan 2023
Grain Store Woodham Hall Main Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/00880/CUPAQ approved 19/07/2023	N
Tally Ho Main Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	22/01459/FUL approved 18/11/2022	N
Land at Hillbrook Bicknacre Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/01621/FUL approved 02/02/2024	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Ridings White Elm Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	21/01956/FUL approved 02/12/2021	Y, Sept 23
Priory Corner Garage Priory Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	9	0	N/A	0	0	21/01315/FUL approved 22/10/2021	Y Aug 2022
Agricultural Building at Oak Lodge Farm Leighams Road Bicknacre	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/00390/FUL approved 13/06/2023	N
Land Adjacent Carlyon Cottage Main Road Woodham Ferrers	Woodham Ferrers & Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	21/00615/OUT approved 11/08/2021	N
Land South of Tower Farm Main Road Woodham Ferrers Chelmsford	Woodham Ferrers & Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	21/02533/CUPAQ approved 09/02/2022	N
Site at Wantz Cottage Crows Lane Woodham Ferrers	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/02047/FUL approved 28/02/24	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land at Broadcares Main Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/01726/FUL approved 21/12/23	N
Spice Restaurant The Street Woodham Ferrers Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	20/01640/FUL approved 08/01/2021	BR submitted Sept 2023
Oak House Bicknacre Road Danbury Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	8	0	N/A	0	0	19/02037/OUT approved 07/05/2020	IN July 2023
Outbuildings at the Barn White Elm Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	21/01865/FUL allowed 05/04/2023	N
Site at 2 Tower Road Writtle Chelmsford	Writtle	SAD	1	0	N/A	0	0	22/00032/FUL approved 11/03/2022	IN June 2022
Grove House Ongar Road Writtle Chelmsford	Writtle	Growth Area 1	1	0	N/A	0	0	20/01244/FUL approved 06/10/2020	Y, march 2022 (SB)

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land Adjacent 275 Ongar Road Writtle Chelmsford	Writtle	Growth Area 1	1	0	N/A	0	0	21/02075/FUL approved 28/01/2022	IN December 2022
Site at Oak Lodge 275 Ongar Road Writtle	Writtle	Growth Area 1	2	0	N/A	0	0	22/00646/FUL approved 17/06/2022	Demolished Aug 2023
Clarendon House Veterinary Centre 24 The Green Writtle Chelmsford	Writtle	Growth Area 1	1	0	N/A	0	0	21/02374/FUL approved 11/03/2022	Y, May 2023
Land East of 26 The Coverts Writtle	Writtle	Growth Area 1	1	0	N/A	0	0	22/00804/FUL approved 24/06/2022	N
SUBTOTAL			381	7	N/A	4	0		
Local Plan Sites									
Growth Area 1 - Central and Urban Chelmsford									
Land West of Eastwood House Glebe Road Chelmsford	Chelmsford - Marconi	SGS1f	197	36	23%	0	0		N
Land rear Of 17-37 Beach's Drive Chelmsford	Chelmsford Town Area - St Andrews	GS1q	18	5	27%	0	0	23/00116/FUL approved 20/12/23	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Garage Site and Land Medway Close Chelmsford	Chelmsford Town Area - St Andrews	GS1s	6	6	100%	0	0	23/00195/FUL approved 08/11/2023	N
Land north of Galleywood Reservoir Beehive Lane Galleywood	Galleywood - Galleywood	GS4	24	9	36%	0	0	22/00397/OUT approved 23/12/2022	N
SUBTOTAL			245	56	59% Average	0	0		
Growth Area 2 - North Chelmsford									
SUBTOTAL									
Growth Area 3 - South and East Chelmsford									
SUBTOTAL									
Total with Planning Permission			3935	852		674	172		
Total dwellings with planning permission still to complete (April 2024)			3261						

In accordance with The Housing for Older and Disabled People Planning Practice Guidance published in June 2019, a weighted average of 1.87 has been applied to the total number of bedrooms to produce the output shown in this Schedule

Table 4 – Total Completed New Dwellings (Net)

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25 *
Affordable	62	250	53	226	198	287	189	264	130	219	164	43
Annual Total **	470	826	792	1002	1008	1256	832	829	866	822	1015	285
Total Cumulative	6,905	7,731	8,523	9,525	10,533	11,789	12,621	13,450	14,316	15,138	16,153	16,438

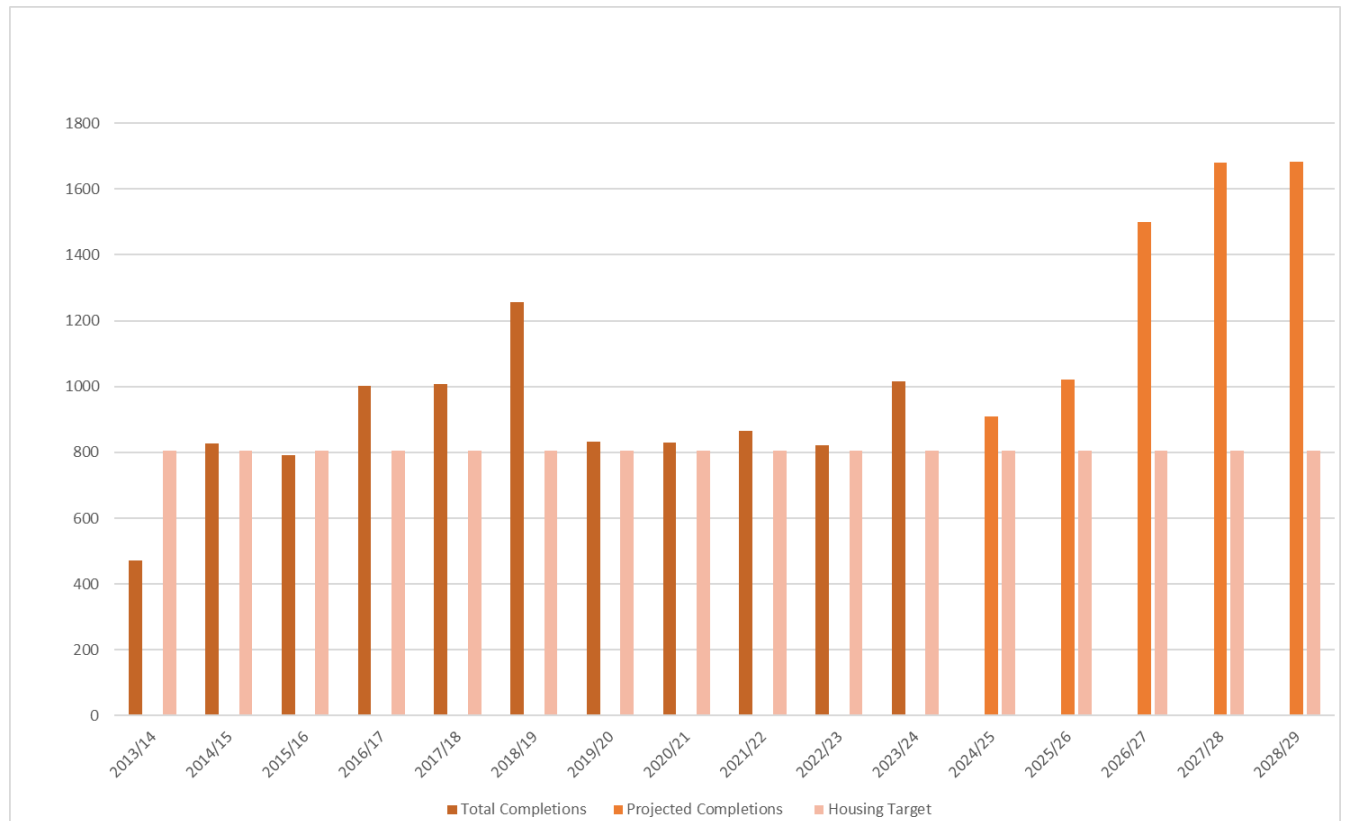
*** 2024/25 Combined Q1 and Q2 only**

**** Total of market and affordable dwellings**

Graph 1 – Projected Housing Trend

This provides a summary of the April 2024 housing trajectory for the period 2024/25 to 2028/29. The projected completions are based on the April 2024 Housing Site Schedule (table 3) where phasing information is obtained from developers of major development sites to gauge delivery timescales. The delivery of smaller sites is estimated and based on approval and commencement dates.

Estimated Housing Trend in Chelmsford



Graph 2 – Affordable Housing Completions

This shows the number of affordable housing completions between 1 April 2013 and 31 March 2024. Projected completions are provided for 2024/25 to 2028/29.





Chelmsford City Council Overview & Scrutiny Committee

10 March 2025

Responding to the Climate and Ecological Emergency and Meeting the Council's Biodiversity Duties

Report by:

Director of Public Places

Officer Contact:

Freddey Banks-Ayres, Democratic Services Officer, email: Freddey.banks-ayres@chelmsford.gov.uk, tel: 01245 606621

Purpose

The purpose of this report is provide the Committee with an overview of the topic.

Recommendations

That the content of the report is noted.

List of appendices:

Appendix 1 – Inform and Debate

Background papers:

None

Corporate Implications

Legal/Constitutional: This report to Overview and Scrutiny Committee enables the Committee to fulfil its function per section 3.2.3(e) of the Constitution "to oversee the

proper and efficient administration of the Council; and review the effectiveness of the Council's work and services".

Financial: None

Potential impact on climate change and the environment: None

Contribution toward achieving a net zero carbon position by 2030: None

Personnel: None

Risk Management: None

Equality and Diversity: None

Health and Safety: None

Digital: None

Other: None

Relevant Policies and Strategies:

Climate Emergency Declaration and Action Plan

Overview and Scrutiny Committee – Inform and Debate

10 March 2025

Responding to the climate and ecological emergency and meeting the Council's biodiversity duties

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	Appendix A: Chelmsford City Council Climate and Ecological Emergency declared at full Council on 16 July 2019	40

1 Context

- 1.1 On 16 July 2019, recognising the detrimental impact locally from changes in climate and extreme weather events, Chelmsford City Council declared a Climate and Ecological Emergency signalling that urgent action would be taken to address these concerns and to take measures to try to make the Council's activities and operations net-zero carbon by 2030. The Declaration that was agreed is set out in Appendix A.
- 1.2 In the future it is anticipated that Chelmsford and surrounding areas will experience warmer and wetter winters, hotter and drier summers, and more frequent intense weather events. Some modelling suggests that by 2080 average summer temperatures in the Southeast of England could rise by up to 3.9°C and there could be a 23% reduction in average summer rainfall.
- 1.3 In 2018 a local climate impact assessment was undertaken for Chelmsford and the Essex area more generally. This described and evaluated the potential implications of climate change on the city area and provided an assessment of the key risks arising from them.
- 1.4 In the longer term, the following climate changes can be expected in the Chelmsford area:

- Warmer, drier summers
- Milder, wetter winters
- Rising sea levels
- Significant decrease in soil moisture content in the summer and autumn

1.5 Chelmsford and the surrounding areas are also likely to experience greater weather extremes:

- More very hot days
- More frequent intense downpours of rain and extreme weather events
- Shorter return periods for high water levels at the coast

1.6 The key risks due to climate change in this area are considered to include¹:

- The impact of climate variations on vegetation, habitats and land management practices
- Impacts on public health from hotter summers and severe weather events (for example increased pests and disease, excessively hot or cold homes and workplaces)
- Damage to buildings from excess heating and extreme weather events (for example cracking in surfaces from excess heat or freeze thaw action, flooding etc.)
- Disruption to public transport, highways and utilities from extreme weather events including the availability, security and affordability of energy supplies
- Water supply issues and reduced water quality and poor ecological quality of rivers associated with low water levels and potentially reduced river flow
- River flooding in central Chelmsford, particularly where the Rivers Wid, Can and Chelmer converge, but also potentially at South Woodham Ferrers from the River Crouch – the number of homes at risk of flooding in Essex could double by 2050
- Potential delays or disruption to supply chains and negative market impacts

1.7 It was recognised that activities to support the Climate and Ecological Emergency Declaration needed to be ambitious and far reaching, focused on achieving beneficial impacts in the longer-term, whilst instigating more immediate changes to avoid ‘business as usual’ in the interim. The initial priorities identified were:

- Creating a new awareness and recognition of key environmental imperatives, to encourage more sustainable lifestyles and to help create a more sustainable environment for the City of Chelmsford and surrounding areas
- Developing a comprehensive, cohesive and prioritised environmental action plan for the Council that addresses the key elements of the Climate and Ecological Emergency Declaration
- Promoting the ‘green and sustainable’ agenda in Chelmsford, sponsoring a programme of activities designed to engage, inspire and support local people,

¹ Source: Essex EPACC group and Essex Climate Action Commission Interim Report July 2021

communities, businesses and organisations in meeting their own carbon reduction challenge

1.8 In January 2020 the Council agreed a Climate and Ecological Emergency Action Plan focusing on:

- Fundamentally changing the Council's policies, approach and practices with the objective of reducing carbon emissions, lowering energy consumption, eliminating unnecessary reducing waste and tackling pollution, thereby helping to create a more sustainable future for Chelmsford and the surrounding areas
- Updating planning policies and guidance so that strategic growth areas are supported by a low carbon infrastructure, to ensure that new dwellings and commercial premises incorporate the latest sustainable design features to reduce carbon emissions and limit the use of natural resources and to achieve a 'biodiversity net gain' for all new developments
- Improving the habitat and ecological value of green spaces and river corridors, promoting greater biodiversity across the area, creating bigger, better connected and sensitively managed habitats and natural spaces, undertaking a greening programme to significantly increase the amount of woodland and the proportion of tree cover in Chelmsford
- Creating opportunities for people, local organisations and businesses to get involved in caring for their environment and changing their behaviours to help create a more sustainable future

1.9 Progress on the original Climate and Ecological Emergency Action Plan was reviewed at Overview and Scrutiny Committee on 1 February 2021 and 26 September 2022.

1.10 Subsequently these priorities have been embedded in the Council's refreshed corporate plan 'Our Chelmsford Our Plan' [December 2023]. Prioritising sustainable and environmentally responsible growth, creating a distinctive sense of place, making the area more attractive, and strengthening the Council's green credentials, the key strategic actions identified include:

- Setting out the approach and planning principles to guide development, and housing and economic growth, that is sustainable, creating greener, fairer and more connected communities [A]
- Promoting a net zero carbon future for new development through updated planning policies and planning guidance [A2, D29, E33]
- Managing in a sustainable way to help lower energy consumption, reduce waste and improve air quality, preserving natural resources and decreasing carbon and greenhouse gas emissions [D, D25, D26, D30]
- Encouraging people, communities and businesses to take responsibility for, and become actively involved in caring for their local environment, lessening their environmental impact, reducing the consumption of natural resources, and adopting more sustainable ways of living and working [D27, D28, E37]
- Protecting, expanding and improving the quality and accessibility of green spaces, improving wildlife habitats and increasing biodiversity, connecting people with the natural environment [E31, E33, E34, F40, F42]

- Improving the environmental quality, attractiveness, safety, leisure and recreational potential of public spaces, green areas, rivers and waterways [E35, E36, F39, F41, H53]

1.11 In 2020 Essex County Council launched the Essex Climate Action Commission, comprising independent experts to advise on the action that could be taken to deliver a cleaner and greener Essex. In July 2021 the Commission published a report ‘Net Zero: making Essex carbon neutral’ which set out over 100 recommendations for action. Essex County Council’s response to this was to produce a ‘Climate Action Plan’ in November 2021 which was updated in July 2023. The priorities included in this Plan centre around:

- Boosting jobs and growing a sustainable economy
- Extending green infrastructure, including major tree planting initiatives, achieving biodiversity net gain, and flooding and water management
- Measures to make the built environment more sustainable include low carbon solutions for new homes
- Energy efficiency and renewable energy
- Reducing waste and supporting reuse and recycling
- Transport and active travel, including electric charging infrastructure and impacts on air quality

1.12 The Essex Climate Action Plan has similar themes and priorities to those of the City Council. The County Council publish an annual report on the Essex Climate Action Plan – the latest one being for the period 2023-24. [Essex Climate Action Annual Report 2023 to 2024](#)

1.13 On 9 November 2021 the Environment Act 2021 received Royal Assent providing a new framework and statutory basis for environmental protection in the UK. The Environment Act amends the requirements of the Natural Environment and Rural Communities Act 2006.

1.14 The Act provides powers for the Government to set legally binding environmental targets [which have now been published²] for air quality, water quality, biodiversity including net gain from development and waste reduction among others. These targets include halting the decline in species populations by 2030, increasing populations by at least 10% to exceed current levels by 2042, delivering net zero ambitions and boosting nature recovery by increasing tree and woodland cover to 16.5% of total land area in England by 2050.

1.15 Although pre-dating the new statutory duties and powers, the City Council’s environmental agenda, approach and plans align closely with the provisions of the Environment Act 2021.

1.16 The Climate Change Committee is an independent, statutory body, established under the Climate Change Act 2008 to advise the United Kingdom and devolved Governments on both the mitigation [reducing emissions] and adaptation [increasing resilience] to climate change. The Committee sets ‘carbon budgets’ designed to place a limit or ceiling on the

² Environmental Improvement Plan 2023 [Department for Environment Food and Rural Affairs, updated February 2023]

level of economy-wide emissions that can be emitted in a five-year period to reduce greenhouse gas emissions.

- 1.17 The Climate Change Committee's 'Sixth Carbon Budget'³ was published in December 2020. Of relevance to the City Council are measures to reduce both direct and non-direct CO₂ emissions from buildings, the reduction of and increased recycling of waste, the decarbonisation of transport and vehicles and the increase in urban green infrastructure. The Sixth Carbon Budget sets pathways for the changes that will be needed to achieve the carbon reduction targets, such as limiting the installation of fossil-fuel boilers and accelerating the switch to ultra-low emission vehicles, among others.
- 1.18 On 25 February 2025 the Climate Change Committee published the Seventh Carbon Budget to cover the period 2038-2042.

2 Securing sustainable housing and economic growth and promoting net-zero carbon development

- 2.1 As part of the review of the adopted Local Plan, the City Council published a 'Topic Paper' which set out how the review of the Local Plan has been developed in relation to Climate Change. Topic papers have been refreshed and updated at each stage of the Local Plan Review process to ensure the latest information/position is available. The latest Pre-Submission (Regulation 19) Climate Change Topic Paper was published in February 2025.
- 2.2 The adopted Local Plan was examined under the 2012 National Planning Policy Framework (NPPF). There have subsequently been updates to the NPPF and the Review of the Local Plan Pre-Submission Local Plan has been considered against the requirements of more recent national planning policy and guidance including the 2023 NPPF.
- 2.3 The revised National Planning Policy Framework published on 12 December 2024 provides transitional arrangements for Councils that are well advanced with plan preparation under the previous system. The content and timetable of the Pre-Submission Local Plan can comply with these transitional arrangements. This means that the Pre-Submission Local Plan would be examined under the December 2023 NPPF. The approach set out in the topic papers therefore accords with the December 2023 update of the National Planning Policy Framework
- 2.4 The Topic Paper provides the background and context for how climate change has been considered during the review of the adopted Local Plan helping to formulate a development strategy to support the transition to a low carbon future, in particular:
 - The approach to implementing the provisions of the Climate Change Act 2008, [establishing a legally binding target to reduce UK greenhouse gas emissions by 100% in 2050 compared to 1990 levels] and the Climate Change Committee's Sixth Carbon Budget [published in December 2020], setting out the recommended pathways to achieve a 78% reduction in UK emissions by 2035 compared to 1990 levels.
 - Implementing the Council's Climate and Ecological Emergency Action Plan

³ [The-Sixth-Carbon-Budget-The-UKs-path-to-Net-Zero.pdf](#)

- Updating land use proposals and planning policies to assist in combating the impact of climate change through mitigation and adaptation
- 2.5 A comprehensive ‘Integrated Impact Assessments’ (IIA) has been carried out on an ongoing basis as the Review of the Local Plan has progressed. The IIA has assessed the following aspects of sustainable development:
- Sustainability Appraisal (SA)
 - Strategic Environmental Assessment (SEA)
 - Habitats Regulations Assessment (HRA)
 - Health Impact Assessment (HIA)
 - Equality Impact Assessment (EqIA)
- 2.6 The review of the Local Plan takes account of national planning policy and guidance, new corporate priorities, an updated evidence base, and comments received following the Issues and Options and Preferred Option Local Plan consultations.
- 2.7 Full details of the approach to Climate Change in the Review of the Local Plan are set out in the Pre-Submission (Regulation 19) Climate Change Topic Paper, with the relevant policies included in full in the Pre-Submission (Regulation 19) Local Plan.
- 2.8 A summary of the relevant policies in the Pre-Submission (Regulation 19) Local Plan are set out in the table below, including a summary of how these have been amended from the adopted Local Plan:

Pre-Submission (Regulation 19) Local Plan Policy	Summary
Strategic Policy S1 – Strategic Priorities	The Spatial Principles set out in this policy guide how the Strategic Priorities and Vision in the Local Plan will be achieved. They underpin spatial planning decisions and ensure that the Local Plan focuses growth in the most sustainable locations. They contribute to delivering the Council’s response to the declared climate and ecological emergency by introducing greater emphasis on the natural environment and reducing carbon emissions.
Strategic Policy S2 – Addressing Climate Change and Flood Risk	Amended to introduce the move to a ‘net zero carbon’ future and introduces further enhancements to the Local Plan regarding addressing Climate Change, including: <ul style="list-style-type: none"> ▪ Development that results in net zero carbon emissions and exceeds Building Regulations Parts F and L in accordance with Policy DM31 ▪ A greater emphasis on providing active transport to support development ▪ Introducing the need to minimise over-heating from development

	<ul style="list-style-type: none"> ▪ Expanding the policy to protect and provide well-connected multifunctional green infrastructure, including new woodland creation and tree planting ▪ Reference added to include integrated water management techniques, and the latest technical guidance including from the Environment Agency and the Construction Industry Research and Information Association
Development Management Policy DM31 – Net Zero Carbon Development (In Operation)	<p>A new development management policy requiring new homes and buildings to be net zero carbon in operation from the outset and to be built to a robust net zero standard accounting for all a buildings energy use.</p> <p>This requires development to achieve energy efficiency standards above current Building Regulations Parts F and L.</p>
Development Management Policy DM25 – Sustainable Buildings	<p>Amended to increase the water efficiency to require all new dwellings to meet the tighter standard of 90 litres/person/day.</p> <p>Adds a new requirement for new dwellings to provide rainwater harvesting on site.</p>
Development Management Policy DM17 – Trees, Woodland and Landscape Features	<p>Introduces the policy requirement for three new trees to be planted per net new dwelling for all new housing development.</p> <p>Requires new strategic scale employment and infrastructure development (defined as development in excess of 1,000 sqm or 0.1 hectares) to plant a significant number of new trees as part of landscaping requirements for such developments.</p>

Air quality

- 2.9 Air quality is an important indicator of the level of damaging vehicle and CO₂ emissions, and pollution generally in the atmosphere, which can be a contributing factor to many health problems, particularly respiratory conditions, as well having a detrimental impact on ecosystems, biodiversity and valued habitats.
- 2.10 The Council agreed an Air Quality Strategy in June 2022 which meets the requirements of the Air Quality (England) Regulations 2000, and the monitoring required to ensure that national air quality objectives are not exceeded. The Strategy sets out the local air quality management framework for the area, including air quality monitoring and the declaration of any areas where air quality management plans need to be put in place if air quality objectives are not met.

- 2.11 Air quality in Chelmsford and surrounding areas is generally good and improving to such an extent that the air quality management areas formerly declared around Baddow Road and the Army and Navy junction [2005] and at A414 Maldon Road, Danbury [2018] were revoked in January 2024.
- 2.12 Real time air quality monitoring is publicly available through an air quality dashboard and ‘pollution’ forecast hosted on the Love Your Chelmsford website [Air Quality Dashboard Chelmsford - Love Your Chelmsford](#)

3 Lowering energy consumption and reducing carbon and greenhouse gas emissions

- 3.1 The principles of the ‘Energy Hierarchy’⁴, widely recognised by many organisations across the UK and around the world, have been adopted to try to achieve the target for the activities and operations of the City Council to be net-zero carbon by 2030.
- 3.2 The concept is simple. For an energy policy to be successful it must first consider ways to reduce energy demand, followed by measures to improve energy efficiency and on-site generation, before considering different types of energy supply [and their respective environmental credentials] to meet any remaining demand. This is similar to the waste hierarchy applied by the Council as a driver for recycling and waste policies.
- 3.3 The Department of Energy Security and Net Zero, Cabinet Office and the Government Property Function, in association with Energy Systems Catapult Ltd., have published⁵ decarbonisation guidance to help public sector organisations find the best route to net-zero. There are seven themes to the guidance ranging from the development of an overall strategy, through feasibility and design, to procurement, funding and installation options.
- 3.4 It is calculated⁶ that the overall greenhouse gas emissions in the area during 2022 was around 735.0 kilo tonnes CO₂e. This covers all sectors in the area, including industrial, commercial, public sector, domestic, transport, forestry, agriculture, and waste management. Incidentally the typical annual carbon footprint of an individual living in the UK is around 12.7 tonnes CO₂e.⁷
- 3.5 In comparison for the same period the proportion of CO₂e emissions arising from the activities and operations of Chelmsford City Council was less than 0.675% of this total [4.963 kt CO₂e]. Nevertheless, the City Council has a key community leadership role with



⁴ Promoted by the Institution of Mechanical Engineers [May 2020]

⁵ Public Sector Decarbonisation Guidance [Energy Systems Catapult Ltd. 2023]

⁶ UK local authority and regional estimates of greenhouse gas emissions [Department for Energy Security and Net Zero July 2024]

⁷ The Carbon Footprint of Everything [Mike Berners-Lee 2020]

expectations high that the local authorities responsible for the area will set a clear example as to the scope of carbon emission reductions that are possible.

3.6 Carbon emissions from the Council's activities and operations mainly arise from:

- Gas used to heat space and water in Council owned and operated properties
- Liquid fuels [heating oil] used to heat space and water in properties owned and operated by the Council
- Electricity used to provide power, heat and services in Council owned properties
- Liquid fuels [diesel and gas oil] used to power plant, machinery and vehicles owned and operated by the Council
- Business travel recorded by the Council's staff

3.7 When the greenhouse gas emissions 'baseline' was calculated in 2018/19, of the so-called 'scope 1' [direct] emissions produced by the Council around 49% were from gas used and 44% from diesel fuel; the rest of the emissions arose from the use of gasoil [4.5%] and heating oil [2.5%].

3.8 In respect of the consumption of gas:

- 55% of emissions are associated with operations at Riverside Leisure Centre
- 5% of emissions are from operations at South Woodham Ferrer Leisure Centre
- 16% of emissions are associated with operations at Chelmsford Crematorium
- 10% of emissions arise from the offices and venue facilities at the Civic Centre

3.9 The vast majority [95%] of diesel fuel consumed is by services operated from Freighter House, principally recycling and waste collections.

3.10 Three key workstreams have been identified with the intent to try to make the Council's operations and activities net-zero carbon by 2030:

- A. Improving energy efficiency and reducing energy consumption, including further opportunities for 'on-site' energy generation
- B. Decarbonising the vehicle fleet
- C. Decarbonising heating, ventilation and cooling systems

3.11 It is expected that many of these changes will be incorporated into existing repair, replacement and renewals programmes but, recognising that additional investment will be required to embrace emerging technologies and to accelerate the programme, a 'Green Initiatives Fund' was established in February 2022.

3.12 The initial budget allocated for green initiatives was £500,000, with a further provision of £400,000 made available in 2024/25. Based on initial scoping of potential solutions at the time, it was anticipated that additional investment of around £6.5m over a five-year period would be required to support the ambition for Council activities and operations to be broadly net-zero carbon by 2030. This has subsequently been reduced to a potential investment of £3.4m in the period to 2030/31, largely reflecting a change in approach toward the decarbonisation of the vehicle fleet.

A. Improving energy efficiency and reducing energy consumption

- 3.13 The approach adopted by the Council to reduce energy consumption is multifaceted including installing solar panel arrays for 'on-site' electricity generation coupled with energy efficiency measures such as a comprehensive LED lighting replacement programme, installation of voltage optimisers, pump upgrades, flow restrictors, pipe insulation and other devices to reduce consumption.
- 3.14 Following the declaration of a climate and ecological emergency procurement of electricity supply was switched to renewable sources using a *UK Renewable Energy Guarantees of Origin (REGO)* tariff. However, these renewable certified supplies have become more limited [and higher cost] so the Council no longer purchases electricity on a UK REGO tariff.
- 3.15 Instead, electricity is predominantly sourced on EDFs standard fuel mix which has a lower carbon content than the grid average mix. Following the energy crisis in 2023, the purchasing arrangements for energy were changed to spread the purchasing window over as long a period as possible, thereby flattening the impact of price volatility in the energy markets, meaning less has to be held in reserves for mitigating energy price spikes. Energy purchases are made using the Crown Commercial Services and Yorkshire Purchasing Organisations collective buying frameworks, supported by advice from market specialists.
- 3.16 It should be noted that renewable or low carbon energy sources this still generate a 'scope 2' emission according to the 'greenhouse gas conversion factors' published by the Government.
- 3.17 In 2014 the Council embarked on a programme to install on-site renewable energy generation measures on several Council buildings, including roof-mounted photovoltaic [PV] panels on the Coval Lane office building, at South Woodham Ferrers Leisure Centre, at Freight House Depot and Chelmsford Sports and Athletics Centre.
- 3.18 These were the primary sites where the energy demand, and equally importantly the profile of that demand, was matched to the generating capacity and justified the scale of investment required. On average these installations generate 180,000 kWh of energy each year, supplying around 18% of total electricity consumption on these sites.
- 3.19 At that time, proposed solar PV installations were assessed against a business case that required a payback on investment within 10 years, rather than being justified by the benefits in terms of reduced carbon emissions. It should be noted that, at the time, battery technology for local energy storage was unproven and unaffordable, so was not included in any of the installations.
- 3.20 There is potential to consider the case for micro-energy generation on other premises, but the cost and environmental benefits compared to the level of investment required will be harder to justify. The impact in terms of reduction in the Council's overall CO₂e emissions will also be marginal compared to decarbonising the vehicle fleet or heating systems for example.
- 3.21 Consideration could be given to investigating the merits or otherwise of adding battery storage to complement existing solar PV installations, although none of the sites are currently generating an energy surplus compared to local demand, which limits the value of on-site battery storage. Altering the existing arrays would also result in the removal of

the ‘Feed in Tariff’ which benefits the Council financially and is contracted until 2035 [20-year contract].

- 3.22 The possibility of installing photovoltaic panels on the roof of the theatre is being explored but solar panels installed onto multi-storey car park parks or as ‘carports’ on surface car parks doesn’t appear to be commercially viable. A nominal allowance [£200,000] for on-site energy generation has been included in the green initiatives cost plan at this stage, so that any opportunities that are identified, and can be justified, can be pursued.
- 3.23 A comprehensive LED lighting replacement programme across all Council operated sites [40+] is also underway. This programme is replacing all standard, fluorescent, sodium discharge and metal halide lamps with low-energy LED equivalents. LED lighting is generally regarded as being at least 85% more energy efficient than traditional incandescent bulbs and 50% more efficient than fluorescent tubes, less so [25%] for sodium lamps. Whilst having a higher initial cost, the lifespan of LEDs is considerably longer [x10] reducing maintenance and replacement costs combined with the benefit of significant energy savings. LEDs also generally provide a higher light quality.
- 3.24 A total investment of around £625,000 is anticipated to complete the LED replacement programme, with around £400,000 spent to date. Wherever possible LED lighting replacements are carried out to coincide with the end of life of existing fittings or when other building refurbishment works are taking place. In some circumstances sub-standard or poor-quality lighting is being replaced earlier on grounds of safety or functionality. The remaining phases of the LED lighting replacement programme [parts of the Civic Centre, Saltcoats Park Pavilion and Chelmer Park Pavilion] are currently being planned for installation.
- 3.25 A proof-of-concept study was undertaken in conjunction with the [then] Department for Business, Energy & Industrial Strategy and a specialist energy company examining the potential for installing a ‘district heat network’ into Chelmsford City Centre. However, this proved not to be viable mainly due to the extent of retrofitting that would be required [as there is no new housing development planned of sufficient scale] and the absence of an industrial plant providing an adequate source of surplus heat in the local vicinity.
- 3.26 Initial enquiries also have been made about the possibility of installing a ‘small-scale edge data centre’ into one of the Council operated leisure centres. The principle of this approach is to pair a data centre that generates a lot of heat with an energy-intensive operation such as a leisure centre [for example diverting / re-using the excessive heat generated from the data centre to warm the swimming pool]. A company called ‘Deep Green’ has pioneered data centre heat re-use technology. Since January 2024 Deep Green has ‘partnered’ with Octopus Energy who are providing £200m investment through its ‘Energy Transition Fund’ to help to scale this groundbreaking technology across the UK. At the present time [based on initial feedback given] the prospect of introducing such a scheme into Chelmsford is uncertain.
- 3.27 In 2023 the Council embarked on a programme to improve awareness and understanding across the organisation of the potential impacts and costs of carbon emissions generated from the Council’s activities and operations. To support this the Council has committed to the ‘Carbon Literacy Project’⁸, the driver being to encourage individuals, and the

⁸ <https://carbonliteracy.com>

organisation collectively, to take responsibility for reducing emissions through positive changes in behaviour and everyday activities. The aim of engaging with the Carbon Literacy Project is to *‘place carbon neutrality at the heart of all the Council does, embedding carbon neutrality into internal policy, culture and behaviour’*.

- 3.28 During 2023/24 the Council achieved Carbon Literacy Organisation ‘Bronze’ accreditation demonstrating its commitment to action on climate change and to creating a low-carbon culture. Currently 89 employees and 3 councillors have attained carbon literacy certification. This includes most senior managers. The City Council was the first district council in Essex to achieve this recognition. The Council is now targeting ‘Silver’ accreditation to further embed practical carbon reduction actions and behaviours both internally and externally.

B. Decarbonising the vehicle fleet

- 3.29 The Council’s vehicle fleet comprises around 160 [road-licensed] vehicles of various types and sizes. ‘Decarbonisation’ involves the transition of the vehicle fleet to meet low, ultra-low or zero emission standards. Guidance on how this can be achieved has been provided by the Department for Transport⁹ and Energy Saving Trust¹⁰.
- 3.30 This could be achieved by the early replacement of all fleet vehicles with electric powered alternatives, but currently, given market factors and supply issues, this is probably neither practicable nor affordable for the City Council. A conservative estimate for replacing the operational fleet is more than £30m – a price premium of at least £17m compared to the cost of more ‘conventionally’ powered vehicles.
- 3.31 However, a very significant reduction in CO₂e emissions can be achieved by switching to the use of ‘low carbon’ fuels, such as hydrotreated vegetable oil [HVO], as an alternative to converting the whole fleet to ultra-low emission electric powered vehicles. This could achieve a 90% reduction in CO₂e emissions but would incur higher ongoing running costs, due to the current differential in production costs.
- 3.32 The original analysis of the composition of the fleet and ultra-low carbon technologies available at the time suggested an approach whereby the ‘smaller’ fleet [under 3.5 tonnes, i.e. small trucks, vans and ancillary equipment], would be replaced with electric vehicles, phased over the usual seven-year replacement cycle. The larger fleet [principally recycling and waste collection vehicles] would be retained ‘as is’ but using alternative low-carbon fuels.
- 3.33 Assessment of a switch to the use of HVO as a transitional fuel for the substantial part of the current vehicle fleet, [all vehicles with a Euro 6 standard engine can run on HVO fuel without modification – effectively as a ‘drop-in’ fuel] indicated that a reduction in CO₂e emissions in excess of 90% could be anticipated based on the current greenhouse gas reporting conversion factors¹¹ published by the Government.
- 3.34 However, the use of HVO fuel would incur an additional revenue cost, with an expected price premium of around 25% to 30% compared to standard ‘fossil-fuel’ diesel. This would

⁹ Zero emission fleets: local authority toolkit [Department for Transport Updated May 2024]

¹⁰ A step-by-step guide to electric vehicles for fleets [Energy Saving Trust & Department for Transport]

¹¹ Greenhouse gas reporting: conversion factors 2021 [UK Government – revised January 2022]

be variable according to various market factors in the supply chain, but the suppliers of HVO tend to apply a premium tracked against the unit cost of fossil-fuel diesel, reflecting the higher production costs currently. It may be that the price differential between diesel and HVO will decrease as manufacturing techniques improve and production capacity increases. This may be hastened as the target date¹² for phasing out of diesel engines approaches, with some producers predicting a uniform cost within 5 to 7 years.

- 3.35 Whilst the use of HVO fuel increases revenue costs it would avoid significant capital expenditure over the next 10 years that would be necessary to change the entire vehicle fleet to electric powered vehicles. The cost of converting the fleet to electric powered vehicles was estimated to be £30m+ [at 2022 prices]. This compared to £13.4m allocated in the replacement programme assuming replacement with traditional 'internal combustion' engine vehicles.
- 3.36 For the remainder of the vehicle fleet this would require the replacement of 67 smaller vehicles with ultra-low emission electric powered alternatives, completing this programme by 2032 based on usual seven-year replacement cycle.
- 3.37 For street care activities this would involve the replacement of 21 vehicles at a cost of around £2.1m compared to £1.0m currently forecast in the replacement programme. For grounds maintenance operations this would involve the replacement of 46 vehicles at a cost of around £1.9m compared to £1.2m currently forecast in the replacement programme.
- 3.38 To be financially feasible in terms of 'whole-life costs' battery electric vehicles need to cover a daily mileage sufficient to offset the purchase cost premium through fuel cost savings. However, above certain mileage thresholds it may not be possible to switch to electric vehicles without compromising service delivery. The majority of battery electric vehicles currently available also have limited towing capacity, which would be an issue for a number of the grounds maintenance vehicles where the ability to tow trailers is integral to operational performance.
- 3.39 It is anticipated that running costs for electric vehicles would be lower, with an expected 65% to 75% saving in fuel costs and up to 40% lower maintenance and servicing costs. However, there would be initial set-up costs for workshop refits, the purchase of specialist equipment and re-training of vehicle technicians to accommodate the maintenance and servicing of alternatively powered vehicles. Based on an analysis of the Freighter House based fleet, it has been calculated that the payback on the additional investment achieved through lower running costs would average 20 years – that is three times the effective lifespan [7 years] of each vehicle.
- 3.40 The cost of servicing the 'debt' also would fall to the revenue account. If vehicles were leased these costs would add to the revenue burden.

¹² The Sixth Carbon Budget pathway expects that by 2032, at the latest, all sales of new cars and vans should be electric and that by 2035 a third of the heavy good vehicle fleet should be low carbon. The main HGV transition to battery, overhead wires and hydrogen fuel cells is expected to take place during the 2040s [UK Climate Change Committee 9 December 2020]

- 3.41 In addition to the very significant cost premium to acquire electric vehicles, the Council also faces the challenge of providing an adequate charging infrastructure to support these vehicles in operation. Initial investigations indicate that considerable investment will be needed to achieve this and there is likely to be power supply / capacity issues in some locations.
- 3.42 For example, the feasibility of upgrading the electricity supply and the provision of twenty individual charging points at the Upper Depot at Drovers Way [accommodates the majority of the vehicles used in street care operations] was investigated with the estimated cost being in the region of £360,000, around £260,000 of this relating to a new connection to the UKPN high-voltage network that would be necessary to provide sufficient charging capacity.
- 3.43 Similar costs are anticipated for providing a charging infrastructure at the other operational depots at Waterhouse Lane [the operational base for the Council's grounds maintenance activities] and Freighter House.
- 3.44 There would also be a need for the installation of some supplementary charging points at selected outstations, for example the market, where vehicles and equipment need to be charged locally in the interest of operational efficiency. A provision of £150,000 was allowed for the installation of these local charge points assuming ready access to a suitable electricity supply. However, subsequent experiences suggest this budget provision would be insufficient and could be at least double the amount allowed.
- 3.45 In addition to upgrading of electricity power supplies and the provision of adequate charge points, the other challenge faced is the increased demand for depot space to accommodate their use. The depot and waste transfer station at Drovers Way and the parks depot at Waterhouse Lane are already overcapacity. Installing vehicle charging infrastructure and adequate provision for the 'layover' of vehicles when charging demands greater space than currently exists in all locations. These pressures will be exacerbated by the expansion of services required to accommodate the planned housing growth over the next 10 years.
- 3.46 There is the prospect in the medium term, therefore, of needing to relocate to larger premises. This could involve the relocation and consolidation of all operations [recycling and waste collections, street care and grounds maintenance] to a single purpose-built depot, if a suitable location could be found and assuming the level of investment that would be needed could be realised through the alternative use or disposal of those assets.
- 3.47 Considering these circumstances the vehicle decarbonisation strategy has been adjusted so there is less reliance on the switch of smaller vehicles to ultra-low emission [EV] options.
- 3.48 Most of the vehicle fleet [including smaller vehicles] has now been switched to use hydrotreated vegetable oil [HVO] as alternative fuel to fossil-diesel. To be considered a 'renewable fuel' under the Road Transport Fuel Obligation, HVO must meet the *International Sustainability and Carbon Certification Standard* satisfying certain conditions in its manufacture, avoiding products that would contribute to deforestation or cause environmental damage [such as palm oil] and not containing products grown on land transferred from food production. All the HVO used by the Council is so certified under the 'Renewable Fuels Assurance Scheme'.

- 3.49 Whilst more expensive [currently a price premium of around 33% compared to diesel, equating to around £220,000 in 2024], the switch to HVO fuel has achieved a carbon reduction of around 90% from vehicle emissions. Price premiums for switching to electric powered vehicles can exceed 100% for many vehicles and 300% for the larger recycling and waste collection vehicles and coupled with supply problems and delays, means that switching the entire fleet is unrealistic proposition at the present time. Concerns also remain regarding how fit for purpose larger vehicles such as those used for recycling and waste collection are in practice.
- 3.50 To date 17 small vehicles / items of plant have been switched to ultra-low emission electric-powered alternatives where it has been affordable and practical to do so. This includes seven vans, two [pool] cars, two compact sweepers and six utility vehicles predominantly used in parks.

C. Decarbonising heating, ventilation and cooling systems

- 3.51 Decarbonising heating, ventilation and cooling systems is the most challenging area of activity as technology is still developing and generally not yet fit for purpose for premises with higher demand or complex requirements. Potential alternative heating and cooling solutions can also be very expensive in terms of one-off investment and could result in higher ongoing running costs, so viability can be an issue, particularly with the current financial constraints.
- 3.52 The Council, therefore, needs to develop a medium to long-term plan to ensure that the right choice is made as to what form of heat generation is most suited to a particular situation and when to make that change, given the continued emergence of alternative heating and cooling technologies and the scale of investment likely to be required.
- 3.53 To inform this approach energy and carbon audits have been commissioned for each of the Council's offices and operating premises – 24 sites in total. As these assessments are very technical in nature, this work has been undertaken by a combination of APSE Energy, the Local Government Energy Hub and specialist engineers. There has been some limited financial support [£42,000] from the Department for Energy Security and Net Zero, through their Low Carbon Skills programme.
- 3.54 These audits highlight areas of energy inefficiency and identify opportunities and options to optimise energy use, improve equipment and operational performance and ensure regulatory compliance in the future, thereby reducing the premises overall environmental impact. These audits also examine how and where medium-term financial benefits may be achieved.
- 3.55 The proposals arising from the first phase of these energy audits [covering nine sites] would require an investment of over £10m. Whilst these measures are likely to save around 1,100 tonnes of Co₂e emissions [about 38% of current building related emissions] they would also be accompanied by a significant increase in revenue running costs. Given the current financial climate this probably cannot be justified.
- 3.56 This will result in the implementation of the programme of work to decarbonise [or partly decarbonise] all heating, ventilation and cooling systems across the Council's estate being extended, possibly over a further five years. This should allow technology advances, costs

and the market generally to reach closer parity in terms of costs and performance with fossil-fuel alternatives.

- 3.57 Attempts have been made to secure external funding to support the decarbonisation of heating, ventilation and cooling systems. The main government backed scheme is the 'Public Sector Decarbonisation Scheme' managed by Salix Finance on behalf of the Department for Energy Security and Net Zero. This finance scheme is intended to support the reduction of emissions from public sector buildings by 75% by 2037, compared to a 2017 baseline.
- 3.58 Now in its fourth round [but closed to new applications], unfortunately this scheme has been massively over-subscribed and coupled with radical changes in the proportion of funding to be found by the applicant [for example an increase in the contribution expected from the Council from 12% to 81% for the last bid for decarbonisation works at Chelmsford Sports and Athletics Centre] and an almost doubling of overall project costs means that, to date, the Council has not been successful in securing access to funding from this source.
- 3.59 In the interim decarbonising heating, ventilation and cooling systems will be limited to new projects or premises where major refurbishments are being undertaken. In these circumstances it may be easier to justify the additional investment needed to reduce carbon emissions over and above like-for-like replacement of plant and equipment with traditional fossil-fuelled options.
- 3.60 An example that has recently been completed is the refurbishment works as at South Woodham Ferrers Leisure Centre. This included installation of replacement high-efficiency gas fired boilers together with new variable speed water circulation pumps and associated adjustments to the heating and ventilation systems, some re-tiling, decoration, lighting replacement and other planned maintenance. The new boilers are expected to reduce gas consumption by 10% and the new pumps are expected to save between 50%-60% of the energy requirement compared to the older versions.
- 3.61 The primary objective was to improve the resilience of the plant and equipment and to reduce energy use and running costs. These works were supported by a capital grant of £233,256 from the Swimming Pool Support Fund, administered by Sport England on behalf of the Government. Total scheme costs were £335,580, the balance being funded directly by the City Council.
- 3.62 Early indications are that combining the LED lighting replacement and improving the controls of the plant have resulted in electricity reductions of over 23%. This equates to an anticipated reduction of around ,14 tonnes of CO₂e emissions and £15,500 cost saving in electricity charges at today's rates.
- 3.63 Approval was given in December 2024 for the refurbishment and modernisation of Dovedale Sports Centre, including the expansion of health and fitness facilities and improved community access. The total scheme cost is anticipated to be in the order of £2.34m. Chelmsford College who are the other party to the joint use agreement will contribute £491,000.
- 3.64 Much of the plant and equipment servicing this facility is beyond its life expectancy and plant failures are frequent. The condition survey identifies replacement costs for boiler and heating systems in excess of £1m over the next five years. Therefore, the opportunity

has been taken to replace the gas fired boilers with air source heat pumps as part of the programme to decarbonise the Council's activities and operations. The additional cost for the provision of ASHP instead of fossil-fuelled boilers is £175,000.

- 3.65 The most significant decarbonisation challenge will be Riverside Leisure Centre. This complex has a very high heating and cooling demand due to the ice rink and swimming pools – accounting for 55% of the total gas consumption across the Council. Riverside already has a combined heat and power [CHP] installation although this was relocated from the old centre and is not optimised for the loading of the new facilities and is scheduled for replacement in 2029/30.
- 3.66 In simple terms, the CHP unit [also known as cogeneration] consists of an electrical generator combined with equipment for recovering and using the heat produced by that generator – capturing and using the thermal energy that would otherwise be wasted and released into the atmosphere.
- 3.67 The Council also receives a tax relief on the natural gas used to power the CHP unit. Although we pay for the gas to power the CHP unit, the saving from generating our own electricity and using heat in this way reduces our electricity bills by about 16 tonnes of carbon and £17,000 per month when the unit is fully operational.
- 3.68 The most recent condition survey for Riverside Leisure Centre identifies the need to replace the chiller units serving the ice rink, upgrade the combined heat and power plant and undertake repairs to the ice rink and sports hall [domed] roof. Taking the opportunity presented by the need to replace major items of plant and equipment, a comprehensive scheme is envisaged for Riverside that incorporates new low carbon heating and cooling systems together with on-site energy generation using a combination of next generation CHP equipment and solar photovoltaic panels, possibly with battery storage, fully integrated into the necessary roof repairs / replacement. This approach should offer economies of scale and is likely to be the most cost-effective way of lowering carbon emission from this site.
- 3.69 The Council is planning to develop a new cemetery and crematorium. Around 16% of gas consumption is from operations at the current crematorium, equating to the second largest level of carbon emission. The opportunity therefore will be taken to incorporate the latest lower-carbon technologies at this new facility and maximise the potential for on-site generation of renewable energy.

Examples of the cost and environmental benefit of selected initiatives / projects

Site	Project	Installed	Average annual savings / benefits
Riverside Ice and Leisure Centre	Replacement of Combined Heat and Power unit, improvements to air handling systems and building management controls	November 2013	<ul style="list-style-type: none"> Generates around 49% of annual electricity consumption on site £40,000 a year on gas consumption from a smaller, better sized CHP unit Higher pool side temperatures Stabilised electricity bills of the site More efficient use of energy on site

Site	Project	Installed	Average annual savings / benefits
Coval Lane Office Civic Centre	Installation of roof mounted solar PV	December 2014	<ul style="list-style-type: none"> 45,000 kWh electricity generated on site per year – around 17% of annual electricity consumption £5,700 saving on electricity bill per year Over £5,000 per year income from Feed in Tariff payments
Meadows MSCP	Replacement of lighting for LED lamps	December 2014	<ul style="list-style-type: none"> 70,000 kWh per year saved on electricity bills – around £13,300 per year Car park looks brighter and safer
Townfield Street MSCP	Replacement of lamps for LEDs and introduction of sensors	December 2014	<ul style="list-style-type: none"> 110,000kWh per year saved on electricity bills – around £9,900 per year
Saltcoats Park Pavilion	Replacement of electric space heating, improved lighting controls, flow restrictors on changing room showers and replacement of electrically heated showers for oil fired hot water heating	September 2015	<ul style="list-style-type: none"> 100,000 kWh saved per year on energy – around £10,000 per year Despite switch from electricity to oil there is an emissions reduction of 23,000 kg CO₂e per year Reduced water consumption Improved hot water availability More efficient use of resources
South Woodham Ferrers Leisure Centre	Installation of roof mounted solar PV	December 2015	<ul style="list-style-type: none"> 39,000 kWh generated on site per year – around 9% of annual electricity consumption £4,400 saved per year on electricity bills Around £4,500 income from FIT payments per year
Freighter House Operational Services depot	Installation of roof mounted solar PV	December 2015	<ul style="list-style-type: none"> 53,000 kWh generated on site per year – around 16% of annual electricity consumption £5,500 saved per year on electricity bills Around £6,000 income from FIT payments per year

Site	Project	Installed	Average annual savings / benefits
Chelmsford Sports and Athletics Centre	Installation of roof mounted solar PV	December 2015	<ul style="list-style-type: none"> 39,000 kWh generated on site per year – around 16% of annual electricity consumption £4,500 saved per year on electricity bills Around £4,400 income from FIT payments per year
South Woodham Ferrers Leisure Centre	Upgrade lighting in changing rooms and toilets to LED	December 2016	<ul style="list-style-type: none"> 32,000 kWh per year saved on electricity bills – around £6,080 per year
Chelmsford Sports and Athletics Centre	Changing room, corridors, offices, gyms and studios lighting changed to LED.	November 2017	<ul style="list-style-type: none"> 29,320 kWh per year saved on electricity bills – around £5,570 per year
Meadows Surface car park	Upgrade all 36 lamps to LED	January 2018	<ul style="list-style-type: none"> Unmetered supply so not assessed
Civic Centre Old Library Building	Upgrade basement corridor lighting to LED	January 2018	<ul style="list-style-type: none"> Around £400 per year saved on electricity bills
Hylands House	Replacement of hot water cylinder with electric unit allowing oil-fired boilers to be switched off in summer	May 2018	<ul style="list-style-type: none"> 7,998 kWh per year saved on electricity bills – around £1,520 per year
Chancellor Park, Waterhouse Lane, Admirals Park and Chelmsford Crematorium	External lighting [mainly car parks] upgraded to LED	September 2018	<ul style="list-style-type: none"> Around £1,400 saved on energy costs per year

Carbon emissions from the activities and operations of the City Council

3.70 The calculation of the City Council's carbon emissions adopts the methodologies and conversion factors for carbon reporting published by the Department for Energy Security

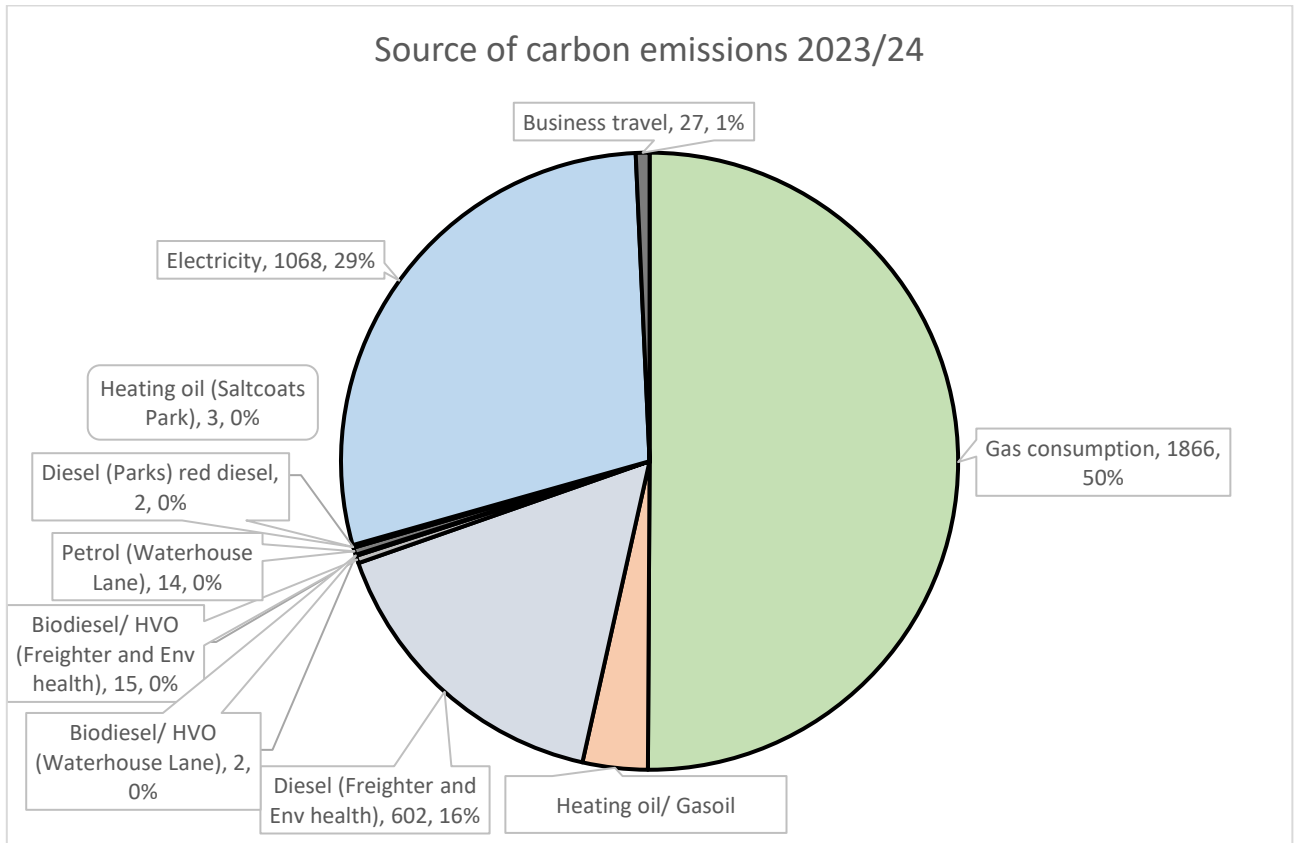
and Net Zero in association with the Department for Environment Food and Rural Affairs.

- 3.71 Under this system, emissions fall into different types, categorised as Scope 1, Scope 2 or Scope 3 emissions. The 'scope' indicates how far removed from the Council's control the emissions are; Scope 1 being directly burnt / emitted by the Council; Scope 2 being indirectly emitted [i.e., fuels used to produce the electricity consumed] and Scope 3 being any emissions caused by the business but emitted by other parties 'upstream' or by supply chains.
- 3.72 Scope 1 and Scope 2 emissions are tightly prescribed by the guidance and are included in the carbon baseline calculation for the Council's activities and operations.
- 3.73 There is more discretion in respect of which Scope 3 emissions are included in the calculation. At present the only Scope 3 emissions that can be reliably included in the baseline are those from employee business mileage as they are readily attributed to the activities and operations of the Council.
- 3.74 The baseline period for when the Climate and Ecological Emergency was declared by the Council was the financial year 2019/20, when the carbon emissions from the Council's activities and operations during that period were calculated as being 5,370 tonnes of CO₂e.
- 3.75 In 2023/24 total emissions arising from the activities and operations of the City Council equated to 3,728 tonnes CO₂e. These are compared to the 'baseline' assessment which was undertaken in 2019/20 in the table below. Greenhouse gas reports for the Council are published annually on the Love Your Chelmsford website, the latest being for 2023/24 [Green-house-gas-report-2023-24.pdf](#)

Tonnes CO ₂ equivalent	2023/24	Baseline year (2019/20)
Scope 1 (direct) emissions	2,633	3,637
Scope 2 (from electricity) emissions	1,068	1,663
Scope 3 (indirect) emissions	27	70
Total Gross emissions	3,728	5,370
Carbon offsets	-	-
Energy purchased from green tariffs	-	-
Total annual net emissions	3,728	5,370
Intensity measurement (per F.T.E employee; excluding casual staff)	840 FTE	833 FTE

Greenhouse Gas conversion figures are taken from the [Greenhouse gas reporting: conversion factors 2023 - GOV.UK \(www.gov.uk\)](#)

- 3.76 The sources of carbon emissions in 2023/24 are shown below:



3.77 The trend of emissions by scope since 2009 are shown in the table below. Emissions in 2023/24 fell by 25% compared to the previous year and by 30% against the baseline year [2019/2020]. Scope 3 emissions [vehicle use by staff] remained the same as the previous year despite more vehicle miles being reported. This is due to improvements in emissions standards of vehicles. The main changes that contribute to the reduction include:

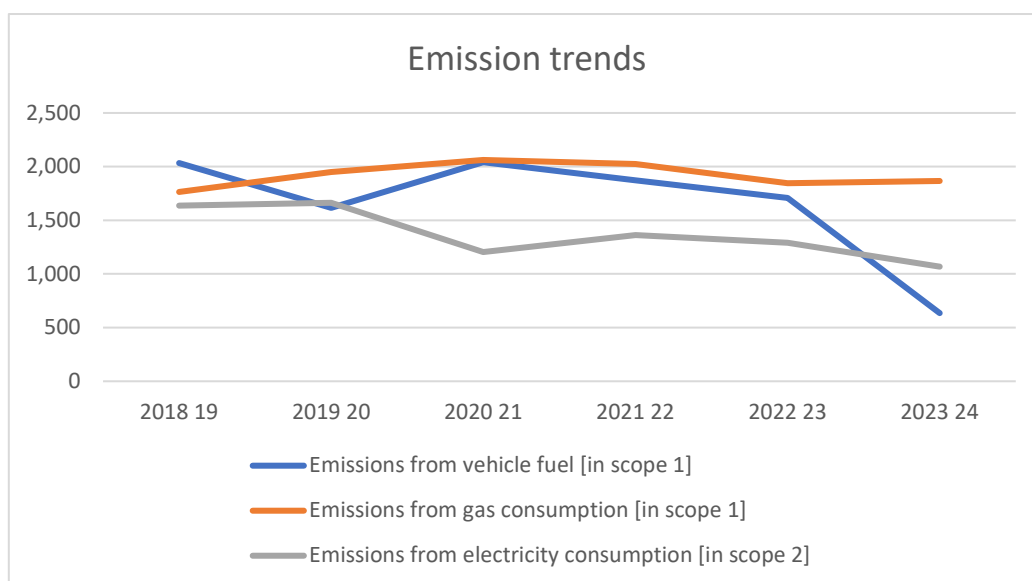
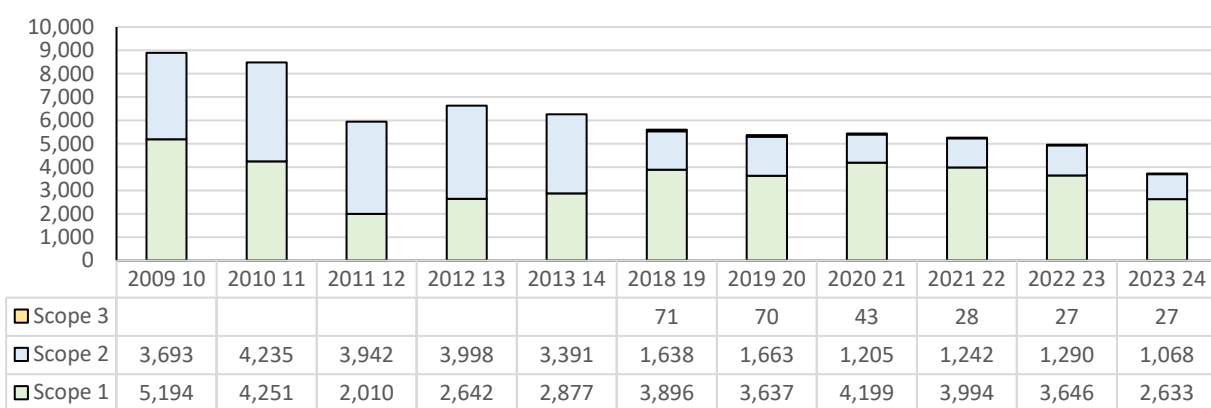
- A change in use of fuels for recycling and waste collection, street care and grounds maintenance activities
- Further investment in the LED lighting replacement programme

3.78 Emissions from vehicle fuel fell by around 61% compared to the baseline reflecting the switch to HVO fuel in October 2023.

3.79 Scope 3 emissions remain the same as the previous year despite more vehicle miles being reported. This is due to improvements in emissions standards of vehicles used by staff.

	2009 10	2010 11	2011 12	2012 13	2013 14	2018 19	2019 20	2020 21	2021 22	2022 23	2023 24
	tonnes CO ₂ eq	tonnes CO ₂ eq	tonnes CO ₂ eq	tonnes CO ₂ eq	tonnes CO ₂ eq	tonnes CO ₂ eq	tonnes CO ₂ eq	tonnes CO ₂ eq	tonnes CO ₂ eq	tonnes CO ₂ eq	tonnes CO ₂ eq
Scope 1	5,194	4,251	2,010	2,642	2,877	3,896	3,637	4,199	3,994	3,646	2,633
Scope 2	3,693	4,235	3,942	3,998	3,391	1,638	1,663	1,205	1,242	1,290	1,068
Scope 3						71	70	43	28	27	27
Total	8,887	8,486	5,952	6,640	6,268	5,605	5,370	5,447	5,264	4,963	3,728
Change yr on yr [tonnes CO ₂ eq]		-401	-2,534	688	-372	-663	-235	77	-183	-301	-1,235
Change yr on yr [%]		-4.5%	-29.9%	11.6%	-5.6%		-4.2%	1.4%	-3.4%	-5.7%	-24.9%
Compared to base line								77	-106	-407	-1,642
Compared to base line [%]								1.4%	-2.0%	-7.6%	-30.6%

Carbon emissions from Chelmsford City Council activities and operations



	2018 19	2019 20	2020 21	2021 22	2022 23	2023 24
Emissions from vehicle fuel [in scope 1]	2,032	1,617	2,041	1,873	1,707	635
Change yr on yr [tonnes CO ₂ eq]		-415	424	-168	-166	-1,072
Change yr on yr [%]		-20.4%	26.2%	-8.2%	-8.9%	-62.8%
Compared to base line			424	256	90	-982
Compared to base line [%]			26.2%	15.8%	5.6%	-60.7%
Emissions from gas consumption [in scope 1]	1,764	1,949	2,062	2,023	1,845	1,866
Change yr on yr [tonnes CO ₂ eq]		185	113	-39	-178	21
Change yr on yr [%]		10.5%	5.8%	-1.9%	-8.8%	1.1%
Compared to base line			113	74	-104	-83
Compared to base line [%]			5.8%	3.8%	-5.3%	-4.3%
Emissions from electricity consumption [in scope 2]	1,638	1,663	1,205	1,361	1,290	1,068
Change yr on yr [tonnes CO ₂ eq]		25	-458	156	-71	-222
Change yr on yr [%]		1.5%	-27.5%	12.9%	-5.2%	-17.2%
Compared to base line			-458	-302	-373	-595
Compared to base line [%]			-27.5%	-18.2%	-22.4%	-35.8%

3.80 The calculations do not include emissions from properties owned by Chelmsford City Council but occupied by a third party where the tenant receives energy bills directly or emissions from buildings where Chelmsford City Council is the tenant, and the landlord pays energy bills directly [the financial control approach].

- 3.81 The calculations do not include electricity generated by the solar photovoltaic arrays situated on Council premises or electricity generated by the combined heat and power plant at Riverside Leisure Centre; instead, the gas used to generate the electricity is included in the gas consumption data as per best practice guidance. Electricity used to charge Council operated electric vehicles is include from the existing supplies and not counted separately.

4 Protecting and expanding natural habitats and increasing biodiversity – meeting Chelmsford City Council’s biodiversity duty

- 4.1 The Environment Act 2021 introduced a ‘biodiversity duty’ for public authorities in England requiring that:
- Consideration be given to what can be done to conserve and enhance biodiversity
 - Policies and objectives be adopted that enhance biodiversity
 - Plans and actions be implemented to achieve and deliver this biodiversity duty
- 4.2 Building on the vision exemplified in the 25 Year Environment Plan¹³, with new powers and duties from the Environment Act, Agriculture Act and Fisheries Act, the Environmental Improvement Plan¹⁴ [EIP] sets out a comprehensive approach to halting and then reversing the decline in nature. This also includes a landmark commitment that the public would be able to access green space or water within a 15-minute walk from home.
- 4.3 Section 102 of the Environment Act 2021 amended the duty to conserve biodiversity under Section 40 of the Natural Environment and Rural Communities Act 2006. Section 40 now places a duty on public bodies to conserve and enhance biodiversity (the ‘general biodiversity objective’) in relation to:
- The land that the Council manage, including any protected areas and sites
 - Planning and development decisions
 - Any advice given
 - Raising awareness within the community
 - How the Council’s activities and operations affect the environment
- 4.4 Section 40A of this Act also requires a biodiversity report to be prepared [no later than 1 January 2026] providing a summary of the policy changes and action taken by the City Council to comply with the biodiversity duty.
- 4.5 The 2021 Act also mandated a 10% net gain in biodiversity through the planning system.
- 4.6 Extensive research has established that an abundant green infrastructure, including a network of interconnected parks, green spaces, waterways and natural spaces, is at the heart of a more sustainable way of living, making a significant contribution to mitigating the impacts of climate change:

¹³ [25 Year Environment Plan](#)

¹⁴ [Environmental Improvement Plan 2023](#)

- Absorbing carbon dioxide from the atmosphere
- Improving air quality
- Limiting the impacts of pollution
- Reducing the incidence of noise nuisance
- Decreasing the risks of and mitigating the effects of flooding
- Making places more attractive, comfortable, and safer

4.7 Green spaces, waterways and other natural spaces are central to preserving and restoring ecosystems and creating a network of ‘travel corridors’ for wildlife, protecting and expanding natural habitats, enhancing and enriching biodiversity and helping wildlife populations to thrive.

Climate and Ecological Emergency

- 4.8 Since its declaration in 2019, the Climate and Ecological Emergency has influenced key policies set by the Council and has been a driver for the planning and delivery of the Council’s activities and operations, including measures to conserve natural resources and reduce environmental impacts, such as minimising single use plastics, eliminating the use of peat and limiting the use of pesticides in the grounds maintenance operations undertaken by the City Council.
- 4.9 Latterly policies, plans and actions have been put in place in order to comply with the City Council’s [biodiversity duty](#) as prescribed by the Environment Act 2021.

Our Chelmsford Our Plan

- 4.10 The recently refreshed¹⁵ ‘Our Chelmsford Our Plan’ places a focus on sustainable and environmentally responsible growth and creating a distinctive sense of place, protecting, expanding and improving the quality, accessibility and attractiveness of green areas, natural spaces, rivers and waterways, improving habitat value and increasing biodiversity. ‘Our Chelmsford Our Plan’ was refreshed in December 2023 incorporating all the priorities identified in the Climate and Ecological Emergency Action Plan. The key strategic actions identified to help deliver those priorities over the next few years are set out in section 7.

Procurement Policy

- 4.11 In November 2020 the Council introduced ‘social values’, as defined by the Public Services (Social Value) Act 2012, into its purchasing policy and procurement activities, giving weight to economic, social and environmental wellbeing in the procurement of its contracts, in particular improving environmental sustainability by reducing waste, conserving natural resources and lowering energy consumption.
- 4.12 The Council adopted the National Themes Outcomes and Measures Framework¹⁶ [TOMS] to enable consideration to be given to the social value impact of its suppliers, these

¹⁵ Our Chelmsford Our Plan approved at Council on 6 December 2023

¹⁶ The Themes Outcomes and Measures Framework [TOMS] was compiled by Social Value UK and launched in 2017. It is updated and developed annually. It is endorsed by the Local Government Association (LGA) and used for consistent reporting by both the private and public sectors

measures generally representing at least 10% of the selection criteria used for procurement decisions.

- 4.13 The Council adopted 11 core social value outcome measures¹⁷ the most relevant to helping to address the climate and ecological emergency being:
- Increasing biodiversity and land use
 - Reducing CO₂ and greenhouse emissions
 - Increasing use of sustainable materials
 - Reducing waste and increasing re-use, recycling and composting
 - Decreasing in water usage

Parks, Green Spaces and Waterways Strategy

- 4.14 The Council adopted a Strategy for Parks, Green Spaces and Waterways in June 2022, setting the context, and providing a framework for:
- The protection, creation, and enhancement of specific habitats and landscapes in and around Chelmsford
 - Encouraging people to connect with the natural environment through the active use of parks, green spaces, and waterways, that are clean, safe, and easily accessible, thereby enjoying positive experiences whilst using them
 - Ensuring that parks, green spaces and waterways are planned and managed in a sustainable way, reducing unnecessary waste and helping to preserve natural resources
- 4.15 The scope of the Strategy includes all publicly accessible open space such as parks, playing fields, recreation grounds, sports pitches, residential open spaces, highway verges, local nature reserves, commons, woodlands, conservation sites, public rights of way, allotments, equipped play areas, cemeteries, closed church yards and disused burial grounds, outdoor gyms, waterways and riverside corridors. In total the City Council is directly responsible for the management and maintenance of 731.40 hectares [1,807.33 acres] of publicly accessible green space.
- 4.16 Parks and green spaces in Chelmsford are extensively used for a wide variety of purposes. In addition to general recreation, they provide key walking and cycling routes, are used for play, for people to experience and appreciate the natural environment or simply to relax and enjoy an attractive space.
- 4.17 Surveys have consistently shown that over 90% of residents use parks and green spaces in Chelmsford in some way and at some time. More than three million visits to the main parks are recorded each year, with many more using other green spaces and river corridors for informal recreation and quiet contemplation, which are unrecorded.
- 4.18 Well maintained, accessible parks, green spaces and waterways are highly valued by residents and are always considered to be an important contributor to the 'quality of life' in the local area. This is reflected in national surveys with 91% of those responding

¹⁷ More detail setting out the criteria for evaluation and description of the measures is set out in the Chelmsford City Council 'Social Value Procurement Policy'

believing that parks and green spaces significantly improve the quality of life. In the most recent survey¹⁸ about the value of green spaces in Essex:

- 99% of the respondents agreed that good quality green spaces make an area a better place to live
- 98% agreed that being able to access nature and green space is important
- 98% agreed that it was important that nature and biodiversity in the locality was protected and preserved

4.19 The Strategy is supported by a targeted 'Improvement Plan' and site-specific management plans. Many important habitats are located within parks, green spaces, the meadows alongside rivers and the woodlands around the area. Protecting and expanding natural habitats and increasing biodiversity is a key focus of the site management plans for these areas.

4.20 New wildflower meadows and naturalised bulb planting areas of differing scales also have been created at selected locations as part of the programme to enhance wildlife habitats, create green links and increase species diversity.

A Plan for Improving the Rivers and Waterways in and around Chelmsford

4.21 A Plan for Improving the Rivers and Waterways in and around Chelmsford was endorsed at the City Council's Policy Board on the 14 July 2022. The Plan sets out options and opportunities to improve the appearance, attractiveness and recreational use of the rivers and waterways in and around Chelmsford and to promote schemes and activities that enhance their habitat, ecological and biodiversity value. Improving connectivity, by providing cycleway and footpath links through the river valleys and beyond, also is an integral part of the plan.

4.22 The Plan to Improve Rivers and Waterways is a 10-year programme focused on:

- Putting in place measures to improve navigation on the rivers and waterways and expand recreational use
- Ensuring that future development proposals are complementary to the river environment, creating attractive 'softer' river frontages / riverside terraces, revitalising the presentation and use of waterways, improving accessibility and where possible incorporating 'renewable energy' initiatives
- Identifying opportunities to extend and improve green spaces adjoining the rivers and waterways, including options for greening the 'engineered / canalised' sections of the river to improve their appearance and attractiveness
- Promoting schemes and activities that enhance the habitat, ecological and biodiversity value of the river corridors, including the declaration of areas as local nature reserves
- Identifying ways to improve pedestrian and cycle movement along river corridors including opportunities that could be taken to extend and improve the network of riverside footpaths and cycleways

¹⁸ Research and Citizen Insight [Essex County Council Policy Unit July 2021]

- 4.23 If the full potential of the rivers and waterways is to be realised, a combination of low-cost actions and larger-scale high impact projects needing significant capital investment will be required. The level of investment in total over the next 10 years is likely to be in the region of £13m to £15m. There should be scope to lever in external funding to offset some of these costs. Delivery of some elements of the programme will be determined by the phasing of the main City Centre development sites, including replacement for the current flood gates.

Policy for creating and managing species-rich grassland

- 4.24 In April 2022 the City Council implemented a policy for ‘*Creating and Managing Species-rich Grassland*’. This involved changes to maintenance regimes for green spaces across the whole of the City Council area, placing much greater emphasis on increasing the biodiversity of grassland areas rather than maintaining relatively sterile frequently close mown greensward. This policy change involved a reversal of the previous approach where, as a matter of course, grassland was regularly mown unless, and by exception, there was a reason not to do so, to one where a more relaxed maintenance regime is adopted that will benefit wildlife and promote biodiversity, as the first option.
- 4.25 The best practice guidance published by Plantlife¹⁹ informed the development of the Policy. This is widely regarded as offering the most practical framework for shifting the balance of land management practices so that species-rich habitat becomes predominant over close mown grass swards.
- 4.26 The policy for creating and managing species-rich grassland also covers designated ‘local wildlife sites’ – areas of land that are deemed to have substantive nature conservation value. The most recent review of designated local wildlife sites in Chelmsford was undertaken by Essex Ecology Services Ltd in 2016.
- 4.27 Over the years the Council has adopted a programme to selectively relax maintenance regimes for grassland area where it is considered that this will benefit wildlife and promote biodiversity. This is most apparent in the creation of large-scale ‘hay meadows’, for example in Hylands Park, and some roadside verges, for example the embankments alongside the Great Leighs by-pass.
- 4.28 Before the change in policy, approximately 165.33 hectares of grassland in the City Council’s care [20%] benefited from a more relaxed cutting regime, designed to encourage wildflowers, wildlife and greater biodiversity.
- 4.29 However, considering the climate and ecological emergency and given the Council’s biodiversity duties set out in the Environment Act it was evident that a quantum change in the approach for the management and maintenance of grasslands would be required.
- 4.30 This change in policy and approach was implemented in April 2022 and already has had a significant impact on the way grasslands are perceived, valued and appreciated, with an increase in wildlife and biodiversity already evident. Overall, these changes have been successfully implemented with some relatively minor adjustment made following the first-year review in light of feedback received. Whilst immediate effects are clear, further

¹⁹ Managing Grassland Road Verges and the Good Verge Guide [Plantlife, September 2019 and January 2021]

monitoring will take place over the next five years in an attempt to confirm the broader biodiversity impact.

Local nature reserves

- 4.31 A key priority identified in 'Our Chelmsford Our Plan' is to identify sites with underlying habitat potential and wildlife value, so that management practices can be adjusted to maximise that potential, with a view to declaring the area as a local nature reserve. Three areas have been designated as local nature reserves since 2021, adding to the three LNRs that already exist.
- 4.32 On 13 July 2021 part of Admirals Park was declared a Local Nature Reserve. This is a locally important site for wildlife located in the western river corridor of the Rivers Wid & Can. It provides wildlife and habitat connectivity to the City Centre, Marconi Ponds LNR and the surrounding area; as well to Hylands Park and open countryside areas to the west. Many bird, mammal and reptile species rely on these connecting river valley habitats to move around an urban dominated landscape and provide connectivity between other nature reserves and wildlife sites.
- 4.33 Habitats at Admirals Park of significant value to wildlife are large areas of flood plain, species rich meadow and newly planted trees and woodland areas. These make important contributions as nesting habitat for birds, provide food for mammals and birds and act as a local CO₂ sink.
- 4.34 On 12 April 2022 Frankland Fields in South Woodham Ferrers was declared a Local Nature Reserve. The site was originally farmland, part of Peatlands Farm until the 1990s. Frankland Fields is now part of the mosaic of different habitats in this area, including meadow grassland, scrub, woodland, meadow with trees, amenity grassland and a watercourse. The meadows are diversely populated including wildflowers such as yellow rattle, grass vetchling, bush vetch, oxeye daisy, birdsfoot trefoil, and creeping and meadow buttercup.
- 4.35 The Bumblebee Conservation Trust has identified Frankland Fields LNR as an important site for the shrill carder bee and brown-banded carder bee. With their population numbers declining, sites like this are vital for their survival. The grassland at Frankland Fields is ideal for them, nesting in old mouse holes or building nests of grass or plant fibres.
- 4.36 The management of the site aims to increase biodiversity and maintain the open grassland land, whilst keeping the site accessible to all. Management activities include the removal of invasive scrub and maintaining the 'cut and clear' regime for the meadows to improve grassland species mix.
- 4.37 Connectivity to other nearby sites is a key management objective to allow wildlife to move through the wider area, connecting to nearby Fen Washland LNR and Kendall Park LNR, as well as RAMSAR sites (of wetland importance, particularly for waterfowl) located on both banks of the River Crouch, a large area to the East of South Woodham Ferrers and the River Crouch Site of Special Scientific Interest.
- 4.38 John Shennan Field was declared as a Local Nature Reserve in October 2024 having been managed and maintained with this in mind since 2016. The site, extending to 6.5 hectares in area, is a patchwork of different habitats, a combination of woodland / scrub and

species rich grassland, part of which is fenced to restrict access to protect the habitat for ground nesting birds.

Greening and mass tree planting programme

- 4.39 Trees and woodland are generally recognised as providing a range of environmental and quality of life benefits and are seen as increasingly important in helping to alleviate the impacts of the current climate emergency. The proven benefits of trees [particularly those located in urban areas] include:
- Protecting conserving and enhancing the natural environment and increasing biodiversity through the introduction of native and pollinator rich plant species that provide habitats and food for wildlife
 - Improving the water holding capacity of an area, slowing water-flows, providing natural flood management, helping to mitigate flood risk
 - Providing shade and improving heat absorption during periods of hot weather
 - Reducing air pollution and improving air quality
 - Helping to manage and reduce carbon emissions
 - Providing opportunities for people to enjoy healthy and active lives, providing mental, physical health and wellbeing benefits
 - Improving environmental quality and the quality of life generally
- 4.40 An assessment undertaken by Forest Research UK in 2018 suggested that the tree canopy cover in Chelmsford was 13.8%, compared to a UK average of 16%. Forest Research conclude that there is evidence that a minimum tree canopy cover of 20% is needed to secure all the benefits that trees can provide in urban areas.
- 4.41 The Environment Act 2021 now sets legally binding environmental targets which include increasing tree and woodland cover to 16.5% of total land area in England by 2050.
- 4.42 A priority highlighted in the Climate and Ecological Emergency Action Plan and the original version of ‘Our Chelmsford Our Plan’ was to *‘undertake a greening programme to significantly increase the amount of woodland and the proportion of tree cover in Chelmsford’*. The intention was to put in place a sustained medium-term mass tree planting and woodland creation programme to plant at least 148,000 additional trees and to create 71 hectares of woodland with a target to achieve tree cover of at least 20% in the Chelmsford area by 2030.
- 4.43 Subsequent to this, the target for tree planting has been increased to 192,000 trees to reflect the anticipated population in 2030, representing one tree planted for every resident in the City Council area.
- 4.44 The budget allowed to complete the mass tree plants and woodland creation programme, including land purchases was originally set at £4.4m, but was reduced to £1.633m in February 2024, spread over ten years largely due to lower demand for additional land acquisitions.
- 4.45 The Making Places Supplementary Planning Document [adopted in January 2021] sets out the tree planting obligations for new developments in and around Chelmsford, requiring that at least three new trees are planted for every new home built [around 41,400 trees]. It is anticipated that the main growth sites identified in the Local Plan will deliver around

30,000 new trees over the period to 2022 to 2036, leaving around 11,400 to be provided by other developments not associated with the main growth sites. It is likely that the majority of these will be provided by house builders / developers on green spaces directly associated with the new development.

4.46 The core elements of the mass tree planting and woodland creation programme are:

- a. Tree planting on sites managed and maintained by the City Council, often involving community planting days. This is anticipated to deliver around 75,000 additional trees in total
- b. 'Gapping-up' existing woodland areas, tree belts, hedgerows and areas planted with whips with feathered trees. This is anticipated to add 150 feathered trees per year, around 1,500 in total
- c. Planting larger 'standard' or 'specimen' trees in parks, on communal green spaces and on highway verges. Some of this planting will need to be undertaken by, or on behalf of, housing associations or the Highway Authority as they are the predominant landowners in some of these areas. A reasonable target would be for 400 individual trees to be planted every year, amounting to some 4,000 in total
- d. Tree planting on other publicly owned land for example parish council sites, schools etc. This is expected to amount to around 4,000 additional trees in total
- e. A campaign to encourage householders to plant trees in their gardens. If successful, this could result in an additional 2,500 trees planted in total

4.47 This would leave around 105,000 trees to be planted that would need to be accommodated on land not currently in public ownership. At a planting density of 1 tree per 3 square metres, this would equate to around 30 hectares of land that would need to be set aside for tree planting.

4.48 The preference would be for the City Council to acquire suitable sites to protect the tree planting in perpetuity. An alternative would be for tree planting to take place under licence from a third-party landowner with similar guarantees. However, identifying suitable land and putting in place legal arrangements that provide sufficient levels of protection has proved to be difficult. It is unlikely, therefore, that the mass tree planting and woodland creation programme can be completed, without the City Council acquiring additional land specifically for that purpose.

4.49 Wherever possible, a UK grown and sourced planting mix has been used for woodland creation, comprising the following native species:

Field Maple (<i>Acer campestre</i>)	Common Alder (<i>Alnus glutinosa</i>)
Downy Birch (<i>Betula pubescens</i>)	Hornbeam (<i>Carpinus betulus</i>)
Hazelnut (<i>Corylus avellana</i>)	Hawthorn (<i>Crataegus monogyna</i>)
Wild Privet (<i>Ligustrum vulgare</i>)	Crab Apple (<i>Malus sylvestris</i>)
Cherry Plum (<i>Prunus cerasifera</i>)	Blackthorn or Sloe (<i>Prunus spinosa</i>)
English Oak (<i>Quercus robur</i>)	Goat Willow (<i>Salix caprea</i>)
Gelder Rose (<i>Viburnum opulus</i>)	Dog Rose (<i>Rosa canina</i>)
Scots Pine (<i>Pinus sylvestris</i>)	English Yew (<i>Taxus baccata</i>)
Holly (<i>Ilex aquifolium</i>)	Wild Service Tree (<i>Sorbus torminalis</i>)

- 4.50 By the end of the 2024/25 planting season an additional 85,868 trees had been planted [44.7% of the target]. Net expenditure incurred to the end of the financial year 2024/25 is expected to be £280,000.

Planting season	Woodland whips	Standard / feathered trees	Total trees planted
2018/19	1,920	182	2,102
2019/20	14,170	188	14,358
2020/21	15,058	475	15,533
2021/22	16,872	691	17,563
2022/23	17,025	302	17,327
2023/24	1,790	159	1,949
2024/25	16,846	190	17,036
Total	83,681	2,187	85,868

- 4.51 An opportunity arose in 2024 to acquire 11.31 hectares [27.95 acres] of Grade 3 pastureland located in Little Waltham, just south of Essex Regiment Way, with access directly off Back Lane. The land was marketed as potentially suitable for equestrian or agricultural use, or for 'natural capital' investors. Sporting, timber and mineral rights were included in the sale.
- 4.52 The land is in the strategic green wedge that runs along the Chelmer River valley. This green wedge is increasingly important giving separation between the new developments at Channels / Beaulieu and the existing settlements of Broomfield and Little Waltham. The green wedge is protected from development in the Local Plan.
- 4.53 The Council was able to purchase this land at a total cost of £480,000 including stamp duty and legal fees etc., equivalent to just over £16,000 per acre. The land was purchased partly for tree planting but also to improve its nature potential and increase biodiversity in a key river margin environment. This was a rare opportunity to acquire a large area of land at a reasonable value, located in such a key position. No similar opportunities have been identified in the last five years.
- 4.54 In 2023/24, large scale tree planting had been curtailed due to a lack of suitable land. Without acquiring additional land such as this the targets set out in the Climate and Ecological Emergency Action Plan and recently reinforced in Our Chelmsford Our Plan cannot be met.
- 4.55 A baseline ecological / habitat survey of the area was completed in 2024 to inform the development of a 10-year management plan for the site, forming the basis for a possible future declaration as a local nature reserve. An initial phase of tree planting [6,000 to 8,000 whips] will be completed during the current planting season [end March 2025].
- 4.56 To complete the mass tree planting and woodland creation programme as originally envisaged, it is anticipated that future spending on tree planting will be in the order of £660,000, together with further land acquisition costs of around £500,000.
- 4.57 Urban trees are increasingly recognised for the many benefits they provide, such as removing carbon dioxide and pollutants from the air, providing habitats for wildlife, and making urban areas more attractive, enjoyable and healthy places to live and spend time

in. To help manage and understand this important resource, Trees for Cities, Brillianto, the Woodland Trust and Forest Research have undertaken a national assessment of tree canopy coverage across 283 town and cities in England using the ‘i-Tree Canopy’ mapping tool.²⁰ An average canopy cover of 15.8% was estimated across all areas.

- 4.58 Tree canopy cover for the urban wards of Chelmsford is shown in the table below. This assessment highlights those geographic areas that currently have lower than average tree coverage.

Source: Forest Research UK GB Ward Canopy Cover WebMap (arcgis.com)		Tree canopy cover
Chelmer Village and Beaulieu Park	Dec-21	12.00%
Galleywood	Dec-21	9.90%
Goat Hall	Dec-21	14.10%
Great Baddow East	Dec-21	15.20%
Great Baddow West	Dec-21	10.50%
Marconi	Dec-21	14.00%
Moulsham and Central	Feb-21	18.90%
Moulsham Lodge	Dec-21	10.20%
Patching Hall	Dec-21	13.40%
Springfield North	Dec-21	7.70%
St Andrews	Dec-21	13.40%
The Lawns	Dec-21	19.00%
Trinity	Dec-21	16.30%
Waterhouse Farm	Dec-21	14.80%
Little Baddow, Danbury and Sandon	Jul-20	26.60%
South Woodham, Elmwood and Woodville	Jan-22	5.30%
Chelmsford overall		13.00%
South Woodham Ferrers overall		7.50%

- 4.59 It is now widely acknowledged that the presence of trees is essential to public health and wellbeing, yet not everyone has good access to trees and their benefits where they live. The ‘Tree Equity Score UK’ – promoted by the Woodland Trust – is a mapping tool [based on lower super output areas] designed to measure on a scale 0 to 100 how well the benefits of trees are reaching communities, particularly those living on low incomes or others disproportionately impacted by extreme heat, pollution and other environmental hazards. It covers urban areas only and is a way of helping to identify areas where additional tree planting would be of benefit.
- 4.60 Chelmsford currently has an overall tree equity score of 88, comparable to Colchester, but slightly lower than Brentwood, Basildon and Epping. From this modelling the priority areas in urban Chelmsford for additional tree planting are Broomfield, north Springfield and Beaulieu, Melbourne, Westlands, parts of Moulsham / Moulsham Lodge and parts of Great Baddow and Galleywood.

²⁰ [UK Urban Canopy Cover - Forest Research](#) and [i-Tree Canopy](#)

- 4.61 An added benefit of the tree planting programme is the ability of trees to absorb and store carbon and the potential for carbon-offsetting through large-scale tree planting over the longer-term. A net-zero carbon position for the City Council's activities and operations is unlikely to be achieved by 2030 without some degree of carbon-offsetting.
- 4.62 Carbon sequestration describes the long-term storage of carbon dioxide or other forms of carbon helping to slow the accumulation of greenhouse gases in the atmosphere. When trees grow, they convert CO₂ to carbohydrates through a process of photosynthesis, producing oxygen as a side-effect. While a tree grows it continues to convert CO₂.
- 4.63 The amount of CO₂ a tree will offset depends on several factors including the type of tree and where it is planted. On average a single broadleaf will absorb in the region of 1 tonne of carbon dioxide during its lifetime, assuming this is approximately 100 years²¹. Based on 192,000 new trees planted by the City Council the carbon offset value could be in the region of 1,920 tonnes per year over the 100-year lifespan, although the profile of carbon sequestration will not be even [higher as the tree matures]. Further work will be undertaken to test these assumptions as further research emerges.

5 Encouraging people, communities and businesses to get involved in caring for their local environment and adopting more sustainable ways of living and working

- 5.1 'Love Your Chelmsford' has been developed as a point of reference for 'all things green' in Chelmsford and surrounding areas, providing inspiration, advice and opportunities to access and participate in a programme of community activities and events. The intention is to encourage people and organisations to get actively involved in caring for their local environment, taking direct responsibility for tackling climate, environmental and ecological issues, embracing more sustainable ways of living and working, thereby helping meet the carbon reduction challenges for the area.
- 5.2 'Love Your Chelmsford' promotes positive, environmentally responsible lifestyle choices and seeks to encourage more sustainable behaviours for the benefit of current and future generations. The current focus of the 'Love Your Chelmsford' programme is on:
- Promoting ways to reduce or eliminate waste
 - Maximising the amount of waste that is recycled or composted
 - Improving energy efficiency and lowering energy consumption
 - Identifying opportunities for generating and accessing renewable energy
 - Suggesting more sustainable travel options
 - Inspiring more sustainable fashion [clothing] choices
 - Encouraging participating in the 'greening' activities and the mass tree planting programme

²¹ <https://www.viessmann.co.uk/en/heating-advice/boilers/how-much-co2-does-tree-absorb.html>
<https://www.encon.eu/en/calculation-co2#:~:text=To%20summarise%20the%20various%20studies,by%2031%20to%2046%20trees>

- Promoting healthy eating and more sustainable food choices and encouraging a ‘grow your own’ mentality
 - Promoting the more sustainable use of open fires and wood burning stoves in the home
 - Monitoring air quality to promote health and wellbeing benefits
 - Improving local environmental quality by keeping Chelmsford clean, free of pollution and discouraging ‘*environmental crime*’
 - Promoting ‘*green careers*’
- 5.3 Community engagement through the ‘Love Your Chelmsford’ programme continues to flourish with the City Council supporting an extensive volunteering programme for all sectors of the community and businesses.
- 5.4 For parks, green spaces and waterways there are around 1,500 active volunteers, typically ‘working’ almost 10,000 hours each year, with an equivalent ‘work-value’ in excess of £116,000 per year²². Feedback about the programme is generally very positive, reflected in the high retention rates of volunteers.
- 5.5 ‘Love Your Chelmsford’ also undertakes promotional campaigns to encourage behaviour changes, ranging from initiatives to reduce food waste to promoting more sustainable fashion and the reuse and re-purposing of clothing and other textiles, as well as ongoing activities such as river cleans and environmental ‘days of action’. Between April 2023 and December 2024 there were 8,136 volunteer litter picking equipment requests. 11 schools have ‘signed-up’ to a litter picking commitment in their local area as part of their environmental education programme. Chelmsford Litter Wombles have recently recruited their 1,000th member and the most recent river clean event was supported by around 100 volunteers.
- 5.6 A ‘Greener Chelmsford’ grant scheme has been established, with £100,000 made available from the Community Infrastructure Levy, to support capital projects that:
- Involve measures to improve the ‘green infrastructure’ of Chelmsford, protecting and expanding natural habitats and increasing biodiversity
 - Improve the environmental quality, attractiveness and recreational potential of public spaces, rivers and waterways
 - Increase the amount of woodland and the proportion of tree cover in Chelmsford
 - Involve measures to lower energy consumption, ensure the most efficient use of water resources, reduce pollution and improve air quality
 - Involve measures to reduce the amount of waste generated and ensure that as much as possible of any waste that is generated is reused, recycled or composted
 - Lower carbon emissions

Space to Thrive

- 5.7 ‘Space to Thrive’ has been very successful in engaging with local people and communities to take action to put nature conservation and fighting climate change at the heart of

²² Using the national volunteer hourly value calculator [£12.21 in 2024]

what they do. Essentially a marketing and communication campaign to support initiatives and projects that will help to combat climate change and encourage people to live more responsibly. Examples include the ‘free tree giveaways’, birdwatch initiatives, pond restoration works, grow your own schemes and photographic competitions to capture the human interface with nature.

- 5.8 The City Council is also working with some 600 primary school students planting wildflower plug and spring flowering bulbs as part of the school children and young people volunteer programme, including sites at Ford End, Trinity Road School, Widford School, Maltese Road School. Some of these activities are accompanied by ‘school assembly’ talks on conservation projects in parks and local nature reserves.
- 5.9 Through the volunteer programme, students from Thriftwood College and Chelmsford College have been engaged in horticultural projects, hosted by the City Council, as part of their ‘extended learning’ programme. This offers both practical and work experience to students that may not otherwise have had the opportunity. This programme has been running for 13 years and has involved around 520 young people in total.
- 5.10 Since 2022 the City Council has run an intern programme for students from Chelmsford College as part of their extended learning courses. This is based in Central Park. This offers work experience placements for students with learning difficulties. Both students who participated last year have now been employed as apprentices, one externally and one with the City Council’s grounds maintenance team.
- 5.11 In a third of local authority areas more than 70% of households don’t have access to nature within a 15-minute walk according to new research from Wildlife and Countryside Link. The report, [Mapping Access to Nature in England](#), states that even within the most nature access-rich areas, only 11 out of more than 300 local authorities have 90% or more of households within 15 minutes-walk of nature.
- 5.12 An ‘access to nature’ commitment is included in the adopted Local Plan, with a standard that no person should live more than 300m [or 15-minute walk] from their nearest area of natural green space and there should be at least one accessible site of at least 20 hectares within 2 km.

6 Biodiversity net gain [for local planning authorities]

- 6.1 In respect of planning services, there is a statutory requirement for grants of planning permission to deliver a minimum of 10% gain in biodiversity value [Biodiversity Net Gain]. Developers need to ensure they can demonstrate a net gain through the application of the biodiversity gain hierarchy.
- 6.2 The hierarchy emphasises that onsite biodiversity gains should be considered firstly, followed by registered offsite biodiversity gains (either delivered on the developers’ own land or through the purchase of biodiversity units from a habitat bank), and, as a last resort, through the purchase of statutory biodiversity credits. Development with planning permission subject to the statutory requirement to achieve biodiversity net gain will not be able to commence until a Biodiversity Gain Plan has been approved by the City Council as Local Planning Authority.

- 6.3 A key component of the adopted Chelmsford Local Plan is to balance the need to accommodate future growth requirements with the need to minimise the effect on the environment, through sustainable development. It seeks to plan positively for the creation, protection and enhancement of networks to ensure a net gain for biodiversity and green infrastructure. Key priorities and policies within the adopted Local Plan include:
- Strategic Priority 7 (Protecting and enhancing the Natural and Historic Environment, and the Green Belt) - includes planning positively for the creation, protection and enhancement of networks to ensure a net gain for biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategic Plan
 - Strategic Priority 8 (Creating well designed and attractive places, and promoting healthy communities) - includes seeking to achieve a net gain for biodiversity by providing new green spaces including high quality green infrastructure built into the designs and masterplans of new development
 - Strategic Policy S4 (Conserving and enhancing the natural environment) – describes how the Council will plan for a multifunctional network of green infrastructure which protects, enhances and, where possible, restores ecosystems, securing a net gain in biodiversity across the Council's area
 - Strategic Policy S9 (Infrastructure requirements) – requires new development to provide or contribute towards ensuring a range of green and natural infrastructure, net gain in biodiversity and public realm improvements
 - Policy DM16 (Ecology and Biodiversity) – describes how new development should deliver a net gain in biodiversity where possible, by creating, restoring and enhancing habitats, and enhancing them for the benefit of species
- 6.4 Following adoption of the Local Plan in 2020, a mandatory requirement for all new developments (unless exempt) to achieve at least 10% biodiversity net gain (BNG). This came into place in 2024. The emerging new Local Plan fulfils this statutory obligation and seeks to go further in relation to protecting and enhancing biodiversity. This includes strengthening Strategic Policy S4 (Conserving and Enhancing the Natural Environment) and Policy DM16 (Protection and Promotion of Ecology, Nature and Biodiversity) to require developments (unless exempt) to provide a minimum 10% biodiversity net gain above the existing ecological baseline value of the site to help ensure that the environment is left in a better state than before the development.
- 6.5 The emerging new Local Plan proposes to go further than the statutory requirement of 10% net gain in respect of the Chelmsford Garden Community and East Chelmsford Garden Community developments by requiring a minimum 20% biodiversity net gain.
- 6.6 The Pre-Submission Local Plan includes information on the implementation of the policies and biodiversity net gain expectations of the Council. It requires proposals for biodiversity net gain to be acceptable to the Council in terms of design and location, take into account local priorities set out in the Local Nature Recovery Strategy (LNRS) which guides the delivery of biodiversity net gain projects in Essex, the Essex Green Infrastructure Strategy and the Chelmsford Green Infrastructure Action Plan, and be informed by a comprehensive understanding of habitats and species associated with the site.

- 6.7 The Council's adopted local validation list sets out the documents that are required to be submitted with a planning application. This goes further than national validation requirements by requiring developers to submit draft post-development biodiversity values with their application, as well as the nationally required pre-development values. The local validation list requires the developer to use the Statutory Biodiversity Metric published by DEFRA (or any subsequent iteration of the Metric).
- 6.8 Planning applications must also be supported by a draft Biodiversity Net Gain Plan and supporting reports with information to demonstrate how a minimum of 10% biodiversity net gain (or 20% for the Garden Communities) will be achieved, implemented, managed and maintained. These should use the most up-to-date Department of Environment, Farming and Rural Affairs (DEFRA) Biodiversity Metric Calculators, in order for the level of biodiversity value before and after a development takes place to be clearly measured. All development proposals, including those for biodiversity enhancements, will also be required to demonstrate the application of the biodiversity gain hierarchy to ensure harm is avoided in the first instance.
- 6.9 These Biodiversity Net Gain Plans are also required to include a costed long-term management and maintenance plan to include enough funding to last for a minimum period of 30 years after completion of the development. However, it describes how the Council will aim, where possible, to secure biodiversity net gain for the lifetime of the development in recognition of the climate and ecological emergency and of the wider long-term benefits that biodiversity net gain provides on improving health and well-being of local communities and improving the natural environment of the Council's administrative area.
- 6.10 Furthermore, the Pre-Submission Local Plan expects the requirements for biodiversity net gain to be provided within the application site boundary to ensure biodiversity in new development and to prevent the removal of biodiversity in developed areas. The Council will only consider off-site provision, or the purchase of off-site biodiversity units, if it can clearly be demonstrated that biodiversity net gain cannot be adequately achieved on-site in accordance with the biodiversity gain hierarchy.
- 6.11 The purchase of statutory Biodiversity Credits as a mechanism to achieve biodiversity net gain will only be considered as a last resort. Off-site measures will also be expected to be in reasonable proximity to the development, strategically located for nature conservation and be informed by local and national guidance and data including the LNRS, the Essex Infrastructure Strategy and Chelmsford Green Infrastructure Action Plan, to ensure that habitats do not become fragmented, and the users of the new development are able to benefit from being close to nature.
- 6.12 A significant amount of biodiversity gain is expected to come forward in the coming years alongside new planned development growth identified in the adopted Local Plan and the emerging new Local Plan. This will include biodiversity net gains arising from new employment floorspace and around 7,000 new dwellings forecast for delivery by 2029/30 (as illustrated in the Council's latest Housing Site Schedule April 2024).
- 6.13 Biodiversity net gain became mandatory for 'major'⁷ planning applications submitted from 12 February 2024. It became mandatory for 'minor'⁸ developments on 2 April 2024. The Council, as the Local Planning Authority, did not receive any 'major' planning

applications before 2 April 2024. Since 2 April, there have been 990 planning applications submitted.

- 6.14 There are a number of exemptions, set out in The Biodiversity Gain Requirements (Exemptions) Regulations, whereby planning applications are not required to demonstrate a 10% biodiversity net gain. The most common exemptions include householder development, self-build dwellings, and de minimis development (that is impacting less than 25 square metres of habitat). Taking into account the exemptions, there have been 97 applications which are required to provide at least 10% biodiversity net gain. The householder exemption applies to 654 of the 990 applications (66%).
- 6.15 For applications required to meet the statutory biodiversity net gain, the submission of a final biodiversity net gain plan and implementation of the plan is secured by a planning condition or through a legal agreement (Section 106 agreement).

7 Our Chelmsford Our Plan – strategic actions

- 7.1 Our Chelmsford Our Plan key includes priorities concerned with lowering energy consumption, reducing waste, carbon and greenhouse gas emissions, and improving air quality together with taking measures to protect, expand and improve the quality and accessibility of green spaces, improve habitat value and increase biodiversity.
- 7.2 The key strategic actions identified to help deliver those priorities over the next few years include:
- Implement changes to the configuration of the vehicle fleet and the way it is operated to lower carbon and greenhouse gas emissions
 - Formulate and implement a programme to decarbonise heating and cooling systems
 - Promote initiatives and actions to improve energy efficiency and reduce energy consumption across the Council's premises and operations
 - Achieve Carbon Literate Organisation 'Silver' accreditation demonstrating the Council's commitment to decreasing energy and resource consumption and lowering carbon and greenhouse gas emissions from the Council's activities and operations
 - Through the Essex Waste Partnership develop a new waste strategy for the area to co-ordinate and integrate the approach to the collection, treatment and disposal of municipal waste generated from households in Essex
 - Provide advice and commercial collection services to assist businesses with complying with the new waste regulations introduced under the provisions of the Environment Act 2021
 - Introduce low-cost, highly portable sensors to complement the existing air quality monitoring network
 - Explore opportunities to acquire or secure public access to strategic landscape areas that will meet the accessibility standard for natural green space as well as providing suitable land for woodland creation / mass tree planting to achieve the 'greening' targets set

- Pursue land acquisitions to extend publicly accessible green space along river corridors as set out in the Chelmsford Green Infrastructure Strategic Plan 2018-2036
- Adopt new planning policies within the review of Local Plan which secure at least 10% biodiversity net gain on new development sites and at least 20% biodiversity net gain on new garden community sites
- Develop a programme to improve the habitat value of parks and green spaces, creating larger, better connected and more sensitively managed natural spaces and wildlife corridors in accordance with the 'biodiversity duty' introduced by the Environment Act 2021
- Adjust land management policies and practices on Council land to lessen any adverse impact on wildlife and nature and promote biodiversity
- Identify sites with underlying habitat potential, adjust management practices with a view to declaring as local nature reserves
- Implement a sustained large-scale tree planting programme over the next eight-years to establish new areas of woodland and increase the number of specimen and parkland trees on Council maintained land, with a target to achieve at least 20% tree cover in the Chelmsford area by 2032
- Acquire additional land to support the mass tree planting and woodland creation programme
- Work with the Environment Agency to develop a phased programme of works to mitigate flood risk and improve the flood resilience of Chelmsford, including catchment improvements and natural flood management interventions
- Implement a programme of activity to engage with individuals, communities and businesses promoting a greater appreciation of and the positive benefits of living in a greener and nature-rich place encouraging people to lead greener more environmentally sustainable lives
- Facilitate active engagement in the 'Love Your Chelmsford' programme encouraging volunteering and increase participation in environmental initiatives

Appendix A: Chelmsford City Council Climate and Ecological Emergency declared at full Council on 16 July 2019

“Council notes:

That the impacts of climate breakdown are already causing critical damage around the world. That the ‘Special Report on Global Warming of 1.5°C’, published by the Intergovernmental Panel on Climate Change in October 2018:

- a. describes the enormous harm that a 2°C average rise in global temperatures is likely to cause compared with a 1.5°C rise, and
- b. confirms that limiting Global Warming to 1.5°C may still be possible with ambitious action from national and sub-national authorities, civil society, and the private sector

That all governmental bodies (national, regional, and local) have a duty to act, and local governments that recognise this should not wait for national governments to change their policies.

That bold policies to cut emissions also have associated health, wellbeing, and economic benefits.

That a growing number of UK local authorities have already passed 'Climate Emergency' motions.

Council therefore resolves to:

- *Declare a ‘Climate and Ecological Emergency’ that **requires urgent action to make the Council’s activities net-zero carbon by 2030***
- *Achieve **100% low carbon energy across the Council’s full range of functions by 2030***
- *Ensure that all strategic decisions, budgets, and approaches to planning decisions are in line with a shift to net-zero carbon by 2030*
- *Support and work with all other relevant agencies towards making the City of Chelmsford and surrounding area net-zero carbon within the same timescale*
- *Ensure that Officers and political leadership teams within Chelmsford City Council embed this work in all areas and take responsibility for reducing, as rapidly as possible, the carbon emissions resulting from the Council’s own activities*
- *Ensure that any recommendations are fully costed and that the Executive and Overview & Scrutiny bodies regularly review Council activities, taking account of production and consumption emissions, and produce an action plan within 12 months together with budget actions and a measured baseline*
- *Request that the Council's Overview & Scrutiny Committee considers the impact of Climate Change and the Environment when reviewing Council policies and strategies*

- *Work with influence and inspire partnerships across the city to help deliver this goal through all relevant strategies, plans and shared resources by developing a series of meetings, educational events for City Council staff and the wider community and partner workshops focusing on the Climate and Ecological Emergency*
- *Request that the Council and its partners take steps to proactively include young people in the process, ensuring that they also have a voice in shaping the future*
- *Establish a Chelmsford Climate Change Partnership within the remit of the Chelmsford Policy Board, involving councillors, residents, young people below voting age, academics, and other relevant parties, to prioritise carbon reduction measures, identify related benefits to employment, health, agricultural and transport sectors and develop a strategy in line with the ‘net-zero carbon by 2030’ target*
- *Establish a baseline for Chelmsford’s ecological status and monitor progress year on year*
- *Report on the level of Council investment in the fossil-fuel industry and review the City Council’s investment strategy to give due consideration to Climate Change impacts in their investment portfolio*
- *Ensure that all reports in preparation for the 2020/21 budget cycle and investment strategy note the actions the City Council will take to address this Emergency*
- *Call on the UK Government to provide such new powers and resources as are necessary to make this possible, and to work within the LGA to encourage other councils to back this plan*



Chelmsford City Council Overview and Scrutiny Committee

10 March 2025

Report on the Updates from Council Representatives on Outside Bodies

Report by:

Director of Connected Chelmsford

Officer Contact:

Freddey Banks-Ayres, Democratic Services Officer, email: Freddey.banks-ayres@chelmsford.gov.uk, tel: 01245 606621

Purpose

To inform the Overview and Scrutiny Committee about the activities of the Council's representatives on outside bodies within the last municipal year 2024/25.

Recommendations

That the updates be noted by the Committee.

1. Background and Introduction

- 1.1. The Outside Bodies Task & Finish Group was formed in 2022 to identify which outside bodies appointments continued to be beneficial or which ones might need a different number of representatives. The group's findings were presented to the Overview and Scrutiny Committee in February 2023 and their recommendations were considered ahead of the schedule of appointments made at the Annual Council in May 2023.

- 1.2. Two of the recommendations made were for the Overview and Scrutiny Committee to receive annual updates from each appointed representative and to review any outside bodies that did not meet before May 2024.

2. Reports from Councillor Representatives

- 2.1. The following Councillors have provided updates with regards to the outside bodies that they were appointed for as per Annual Council on 15th May 2024:

- Councillor Hazel Clark for Citizens Advice Bureau
- Councillor Smita Rajesh for Citizen Advice Bureau
- Councillor Jude Deakin for YMCA Essex
- Councillor Jannetta Sosin for Essex Countywide Traveller Unit
- Councillor Ian Fuller for Springfield United Charities
- Councillor Julia Frascona for Chelmsford Educational Foundation
- Councillor Julia Frascona for Culture Chelmsford
- Councillor Sue Young for Chelmsford Centre for Volunteer Support (CCVS)
- Councillor Sue Young for Chelmsford Education Foundation (CEF)
- Councillor Terry Sherlock for Marsh Farm Group
- Councillor Terry Sherlock for PATROL
- Councillor Natacha Dudley for Chelmsford City Fairtrade Committee
- Councillor Simon Goldman for Business Improvement District
- Councillor Richard Hyland for Galleywood Heritage Centre
- Councillor Richard Hyland for Danbury Lakes Country Park Forum
- Councillor Donna Eley for One Chelmsford Partnership Strategic Board
- Councillor Donna Eley for Essex Waste Partnership
- Councillor Andrew Sosin for KEGS Foundation Governors
- Councillor Rose Moore for Essex Flood Partnership Board
- Councillor Richard Lee for Chelmer and Blackwater Navigation Advisory Board
- Councillor Ann Davidson for Age Concern
- Councillor Kieron Franks for Chelmsford Local Highways Panel

- 2.2. A table of their responses is attached as **Appendix 1** of this report.

3. Conclusion

- 3.1. Members are asked to note the contents of the report.

List of appendices:

Appendix 1 – Updates from representatives on outside bodies.

Background papers:

Nil

Corporate Implications

Legal/Constitutional: None

Financial: None

Potential impact on climate change and the environment: None

Contribution toward achieving a net zero carbon position by 2030: None

Personnel: None

Risk Management: None

Equality and Diversity: None

Health and Safety: None

Digital: None

Other: None

Consultees:

Council Representatives to Outside Bodies

Relevant Policies and Strategies:

Not Applicable

Councillor Representative Outside Bodies		What are the main functions or purpose of the outside body?	How many meetings of the body have you attended in the past 12 months?	Do you feel it has been beneficial for a Chelmsford City Councillor to be appointed to the outside body?	Any other comments?
Cllr Ann Davidson	Age Concern	To run a Day Centre (Mon-Fri) for residents aged 60 and over, provide them with a 2-course home-cooked hot lunch, give an opportunity for socialising and participating in activities and help combat loneliness. The first-floor extension (funded by CIL contributions) is a space that can be hired to outside groups and is being used for additional offers to older residents such as chiropody and a weekly seated exercise class. They are working to offer other activities and services.	Meetings are not held regularly, but mainly when they have a range of issues to discuss, although I try to get to the centre every few weeks to discuss things with them and take the opportunity to chat to the residents attending. I speak regularly with --- who keeps me up to date with what's going on. I do attend their AGM – useful for me to catch up with the trustees, understand any issues and offer help where I can. Aside from meetings, the trustees will contact me if they think I can help with a particular issue.	Yes, definitely. Age Concern usually applies for an annual grant from CCC, and I feel it's important that someone takes an interest in how they use it. They rely heavily on volunteers but having sufficient funding to pay a few key members of staff is clearly beneficial to ensure continuity. They are providing a valuable service for the older members of our community who rate it highly (as do their families). By talking to the regulars, it gives me the opportunity to understand other challenges facing our older residents and offer help where I can.	
Simon Goldman	Business Improvement District	A Business Improvement District is a defined area in which a levy is charged on all eligible business rate payers in addition to the business rates bill. This levy is used to develop projects which will benefit businesses in the local area.	14	Yes, there is a lot of partnering on many projects.	
Richard Lee	Chelmer and Blackwater Navigation Advisory Board	To form a working relationship with the body that runs the Chelmer & Blackwater Navigation and Chelmsford City Council with the mission to improve the facility for all.	3	Yes. For example the design of the 'Bow Bridge' allowing the possibility for canal boats to navigate underneath in future.	
Hazel Clark	Chelmsford CAB Trustee Board	To provide independent and impartial debt, legal and consumer advice to residents of Chelmsford.	All meetings (9).	Yes. As a Trustee I am able to review policies to ensure that they consider all groups. I have particular responsibility to ensure that the board pulls together evidence of delivering good outcomes for clients via regular assessment.	
Smita Rajesh	Chelmsford CAB Trustee Board	To help, support and advise residents on various issues	One every month	yes as the Bureau supports residents with many government run initiatives and a councillor is able to report back on the effectiveness of it. This in turn helps the Council support the residents better.	no
Sue Young	Chelmsford Centre for Volunteer Support (CCVS)	CCVS supports Charities and Community Interest Companies in the Chelmsford Area this includes a volunteer bureau matching volunteer skills to charities, seeking and administering funding on behalf of the voluntary sector as well as delivering projects in their own right.	Four meetings of the Trustees	As an observer on to the Board, I am able to see how the work of CCVS supports the delivery of OCOP. Without an effective third sector our local economy would be poorer. This small organisation provides amazing support and expertise. It is a key partner and understands what makes a good partnership	
Cllr Natacha Dudley	Chelmsford City Fairtrade Committee	Overall it exists to promote awareness of the value of the Fairtrade campaign and associated products	Four meetings were held. I was able to attend three.	Yes, because I have been able to encourage attendance at Fairtrade events held in the city like the breakfast on the 8th of June. Also, because Chelmsford is itself a Fairtrade City.	
Julia Frasca	Chelmsford Cultural Development Trust	Culture Chelmsford is an independent charity which aims to support and enable the development of culture in Chelmsford through fundraising and advocacy. The Trust commissioned research to help create a Cultural Strategy for Chelmsford, an essential step in order to navigate the future direction of cultural activities and to access grants from outside bodies such as the Arts Council. Following on from further research it was decided that the best model to ensure future success for the Trust was to set up a Cultural Compact drawing in members from representative community organisations such as CC, health, education, local businesses and others.. The Trust would remain to set strategic priorities	Six meetings.	CC helped to set up Culture Chelmsford and supports its aims. It has been very useful to have a Councillor on the board of Trustees as important decisions were made about the future of the organisation and how it could contribute to enriching the cultural life of our city. However, with recent changes to the structure of the charity which involve working with partner organisations within the city, the new constitution means that I cannot remain a Trustee as this would constitute a conflict of interests, as CC is one of the members of the Cultural Compact set up to financially support Culture Chelmsford's strategic objectives.	Culture Chelmsford is fulfilling a vital role within our city and I hope that CC will continue to remain closely involved and supportive of the Trust.
Sue Young	Chelmsford Education Foundation (CEF)	CEF provides financial support to Chelmsford residents struggling with the costs associated with education.	2	CEF appreciate the appointment of two City councillors as trustees in accordance with their constitution. I was unaware of this organisation until appointed. However reducing financial barriers to success in education should be supported and can help with health and well being.	
Julia Frasca	Chelmsford Educational Foundation	To offer financial support to students who were educated or live in Chelmsford to help them to continue with their studies. Evidence must be provided of financial hardship. The Foundation uses income from a capital legacy fund that was set up for this purpose by a private individual about 60 years ago.	Three meetings.	I do feel it's beneficial as CEF provides vital support for many Chelmsford residents who would not otherwise be able to continue their education. As CCC is very much in favour of individuals achieving their maximum potential and this will be of benefit to the whole community the aims of CEF and CCC are in alignment. As a trustee I can encourage the Foundation to widen its scope and consider unorthodox applications which is to the benefit of Chelmsford residents. It is a condition of the Foundation that one of the Trustees is a Councillor.	CEF does a lot of excellent work which is not very well known. Trustees have worked together to publicise the grants available, for example by contacting schools & setting up a FB page, but there is more work to be done here.
Kieron Franks	Chelmsford Local Highways Panel	Deciding how to spend the Local Highways Panel Budget for Chelmsford	2	Yes - it is important that city councillors have a voice in ensuring that highways projects are properly prioritised, especially given LGR on the horizon	
Jude Deakin	Chelmsford YMCA	Referring larger highways projects for consideration by the Highways Chairman's Panel To oversee all aspects of the charity in the area.	2 both online.	The representative is not a voting member of the board however it is useful to understand to aims and difficulties of the charity.	I will be standing down in May as I have found it difficult to attend the meetings which is unfair to all concerned.
Richard Hyland	Danbury Lakes Country Park Forum	Unknown never met	None - never invited and failed to respond to my queries for past minutes and future meetings	I think it's a must that a city councillor is appointed, oversees and contributes to this city asset	Contacted: ---@essex.gov.uk ranger , Essex county council. --- and Danbury Parish/Town Council nobody seems to have any minutes or meeting dates. Very frustrating and concerning needs further investigation
Jannetta Sosin	Essex Countywide Traveller Unit Joint Committee	I review the finance position, plus the work of the rural engagement team and the outreach work with gypsy and travellers on behalf of Chelmsford City Council who contribute a portion of the funds.	2	It helps us understand how valuable our contribution makes to the work of ECTU.	Gypsies and travellers who come into Essex, especially in the summer, sometimes take over unauthorised areas and may need to be moved on by the rural engagement team. The outreach team provides ongoing help and support to traveller families including access to health and education.
Cllr Rose Moore	Essex Flood Partnership Board	The Essex Flood Partnership Board plays a crucial role in managing flood risk and enhancing flood resilience in Essex. The board oversees flood risk management for surface water flooding and sustainable drainage systems (SuDS). They deliver property flood resilience initiatives to protect homes and businesses from flooding. The board also promotes nature-based solutions, aligning with the Green Infrastructure Strategy and the Essex Forest Initiative to enhance the natural environment and mitigate flood risks. They manage funding for flood-related projects and oversee asset management to ensure effective use of resources. The board collaborates with various stakeholders, including local councils, the Environment Agency and other partners to coordinate flood management efforts.	4	Yes. The quarterly meetings are held in a hybrid format and enable open discussion of issues affecting our residents, future planning and investment, Local Plans and flood mitigation strategies that span several districts (Source To Sea), promoting more collaborative practices. We have also taken field trips, e.g. to Canvey Island and Basildon Hospital, to see the positive impact of nature-based flood resilience schemes.	I have found this forum particularly helpful in forging stronger relationships with the Environment Agency, and learning about district-wide opportunities for nature-based flood resilience in new development, e.g. rain gardens, also public awareness campaigns, accessing and promoting grant-funding for infrastructure and properties at risk of flooding.
Donna Eley	Essex Police Fire & Crime Panel	Scrutiny of the Police Fire & Crime Commissioner incl Member of the Integrity & Ethics Sub-Committee	8 full meetings plus 5 pre-meetings on-line.	Yes it is useful to be kept abreast of all the developments of policy relating to PFCC, Essex Police & Essex County Fire & Rescue and hold them to account.	None
Donna Eley	Essex Waste Partnership	Partnership working with ECC & other Essex authorities re refuse & recycling	3	Yes, exchange of information	
Richard Hyland	Galleywood Heritage Centre	Heritage and Social well-being are at the centre of operations at Galleywood Heritage Centre. The property and the trust fund and its income shall be applied for the benefit of the inhabitants of Galleywood and the surrounding areas without distinction of sex or of political, religious or other opinions by associating together inhabitants, local authorities, voluntary and other organisations in a common effort to advance education, in particular in the heritage of the local area and to provide facilities in the interest of social welfare for the recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants, which shall include the maintenance and management of a heritage and community centre in Galleywood for the benefit of the public.	14	I do believe it was beneficial to have a Chelmsford City councillor appointed to this outside body. The trustees continued to elect me as Chairman showing confidence in previous years actions and future plans put in place.	In 2024 the Heritage Centre continued holding regular exhibitions, talks, guided walks, family fun days, and other fund-raising activities on top of our hiring. The Centre has recovered entirely from previous significantly impacted trading years to return a surplus. Fund-raising including the Galleywood Heritage Centre tea-room income plays a key role in supporting the centre. This year the fundraising income net of expenses amounted to £ 46,506; income from hire of the facilities totalled £ 62,406 During the year trustees continued to improve the buildings and facilities. -Trustees initiated a 10 Year plan to document forward looking future for the centre -Trustees employed a staff member to support Tea room growth -Completed Electricity 3phase now independently secured sourced -Completed Windows replacement in 2025 planned to reduce carbon footprint The Trustees continue to face challenges in maintaining the buildings; the main building is now almost 100 years old. Currently have works to improve our electricity supply to 3 phase and in 2025 our heating retention in the main building by replacing the windows. Trustees will continue to seek income opportunities, grant funding and development of more community events to provide the funding for the sustainability of the trust, for improvements and for on-going maintenance works and restoration, to support heritage and community purposes.
Andrew Sosin	KEGS Foundation Governors	The City Council submits two positions to be trustees of the Foundation Governors. A new charitable trust is being set up. It is responsible for significant charitable funds. It owns the land and buildings of KEGS school, but these are assigned to the school academy over the longer term. The trustees are involved with agreeing funding for new school projects and the impact these might have in Chelmsford	two or three	the city councillor is aware of planned developments on the school site and the wider impact that could have on Chelmsford	no
Councillor Steph Scott	Little Baddow Carers Club	A Club for unpaid Carers to Meet in Little Baddow and surrounding villages. I am the Founder/Chair.	12	It is a Community project and has been founded for the residents. The project is to promote friendship and alleviate any form of loneliness as an unpaid carer.	The Little Baddow Carers Club is a positive example of what can be achieved by a Chelmsford City Councillor for their Ward.
Cllr Terry Sherlock	Marsh Farm Country Park Forum	I do not know	0	No	Last year I asked to stay on this in the hope that they would meet, but it seems not to be the case
Donna Eley	One Chelmsford	Partnership liaison	3	Yes, liaison and knowledge	
Cllr Terry Sherlock	PATROL (Parking and Traffic Regulations Outside London) Adjudication Joint Committee.	To lobby government on all things parking related.	1	Yes it is helpful to remain a member	No
Ian Fuller	Springfield United Charities	To give help to those, receiving benefits, who are in need and require financial support for a specific item or service.	Three	Yes. The Council provides accounting services. The appointees are able to ensure that the money held in the accounts is used for suitable purposes.	



Chelmsford City Council Overview & Scrutiny Committee

10 March 2025

Work Programme

Report by:

Director of Connected Chelmsford

Officer Contact:

Freddey Banks-Ayres, Democratic Services Officer, email: Freddey.banks-ayres@chelmsford.gov.uk, tel: 01245 606621

Purpose

The purpose of this report is to invite Members' comments on the Committee's work programme which has been updated since the Committee last met on 10 February 2025.

Recommendations

Members are invited to comment on the Committee's work programme, attached as Appendix 1 to this report and make any necessary amendments to it.

1. Background

1.1. The Committee's work programme has been updated following the meeting held on 10 February 2025 and is attached at Appendix 1.

1.2. The Chair and Vice Chair of the Committee were consulted and agreed to the changes to the work programme.

2. Conclusion

2.1. Member's comments are invited on the work programme.

List of appendices:

Appendix 1 – Work Programme

Background papers:

None

Corporate Implications

Legal/Constitutional: None

Financial: None

Potential impact on climate change and the environment: None

Contribution toward achieving a net zero carbon position by 2030: None

Personnel: None

Risk Management: None

Equality and Diversity: None

Health and Safety: None

Digital: None

Other: None

Consultees:

Chair and Vice Chair of the Overview and Scrutiny Committee

Relevant Policies and Strategies:

Not applicable

APPENDIX 1

<u>Subject</u>	<u>Author</u>
Performance Review Items	
Cabinet Portfolio Update	Cabinet Member for Finance
Theatre Inform and Debate (including review from Theatre Director)	Marc De'ath Chelmsford City Culture Services Manager
Standing Items	
Report on Decisions Taken Under Delegation to the Chief Executive	Freddey Banks-Ayres Democratic Services Officer
Annual Report of the Committee (2024/25)	Freddey Banks-Ayres Democratic Services Officer
15 September 2025	
Performance Review Items	
Cabinet Portfolio Updates	Leader of the Council Cabinet Member for an Active Chelmsford
Update/Review of "Our Chelmsford, Our Plan"	Nick Eveleigh Chief Executive
17 November 2025	
Performance Review Items	
Cabinet Portfolio Update	Deputy Leader and Cabinet member for a Fairer Chelmsford
Cabinet Member for a Greener Chelmsford's Annual Report on Housing Delivery	Jeremy Potter Spatial Planning Services Manager
Use of Project Management Toolkit	Louise Goodwin Director of Connected Chelmsford
Standing Items	

Report on Decisions Taken Under Delegation to the Chief Executive	Freddey Banks-Ayres Democratic Services Officer
9 February 2026	
Performance Review Items	
Cabinet Portfolio Update	Cabinet member for a Safer Chelmsford
Annual Presentation by Safer Chelmsford Partnership and Essex Police	Spencer Clarke Public Protection Manager Chief Inspector Paul Ballard, Essex Police
13 April 2026	
Performance Review Items	
Cabinet Portfolio Updates	Cabinet Member for Finance Cabinet Member for a Greener Chelmsford
Standing Items	
Updates from representatives on Outside Bodies	Freddey Banks-Ayres Democratic Services Officer
ITEMS TO BE ADDED	
Performance Review Items	
Peer Review Challenge	
Process of urgent decisions taken by the Chief Executive	