

# Chelmsford Local Plan Authority Monitoring Report

Covering the period  
1 April 2017 - 31 March 2018

Published November 2018





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## Part I Introduction

- Background to and purpose of AMRs

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

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

**1.3** The AMR is one of the documents included in the City Council's Local Development Framework and is made publicly available. The key functions of AMRs will continue to be to monitor the production of the Council's Development Plan Documents, to report on the performance of the policies they contain and to indicate actions proposed.

**1.4** This is the Council's thirteenth AMR. It covers the period from 1st April 2017 to 31st March 2018.

**1.5** Copies of the previous AMR's are available on the City Council's website. Although a stand-alone Annual Monitoring Report was not published for the year 2011/2012, the relevant data is included within the 2012/2013 Authority Monitoring Report.

**1.6** The AMR is becoming increasingly important as the City Council prepares its new Local Plan. This AMR concentrates on meeting the Government's requirements by tracking the progress of plan preparation and monitoring key indicators. In practice, this means the AMR:

- reviews progress in meeting the milestones in the Local Development Scheme (LDS) April 2018. The AMR notes if any adjustments to the LDS are needed. Whilst the latest LDS was approved just outside the monitoring period for this AMR, it is being used as the baseline to review the progress of Local Plan preparation as this is the most up to date timetable;
- presents an analysis in terms of the Core Output Indicators that are set by the Government. In particular, the AMR presents an update of the Housing Trajectory that monitors housing delivery by showing past performance and projected future performance compared with key policy targets;
- summarises other proposed monitoring actions.

## 2 The Monitoring Framework

### Part 2 The Monitoring Framework

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

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

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

**2.3** The Monitoring Framework continues to evolve as the Council works with key stakeholders to explore new ways to make monitoring more extensive.

## Implementing the Local Development Scheme 3

**Part 3 Implementing the Local Development Scheme**

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

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

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

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

**3.2** The position at 31st March 2018 for the Local Plan and its key evidence base documents is set out in Tables 1 and 2.

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

### 3 Implementing the Local Development Scheme

**Table 1 - Progress on Local Development Scheme Targets**

Milestones	Target	Achieved at 31.03.18	Notes
Local Development Scheme			
Submission to Government	Mar 2005	Yes	Approved April 2005
First Review (December 2006)		Yes	Approved Jan 2007
Second Review		Yes	Approved March 2009
Third Review		Yes	Approved March 2013
Fourth Review		Yes	Approved July 2015
Fifth Review		Yes	Approved June 2016
Sixth Review	April 2018	No	Approved April 2018
Chelmsford Local Plan			
Issues and Options Public and Stakeholder Consultation (Regulation 18)	Nov 2015-Jan 2016	Yes	
Processing and Analysis of Representations	Feb - May 2016	Yes	
Consultation Feedback to Development Policy Committee	June 2016	Yes	
Preparation of Preferred Options Local Plan	Mar 2016 - Feb 2017	Yes	
Consideration of Preferred Options Local Plan by the Council's Development Policy Committee	March 2017	Yes	
Public and Stakeholder Consultation (Regulation 18)	Mar - May 2017	Yes	
Processing and Analysis of Representations	May - July 2017	Yes	
Consultation Feedback to Development Policy Committee	July 2017	Yes	
Preparation of Pre-Submission Local Plan	July - Nov 2017	Yes	



## Implementing the Local Development Scheme 3

Milestones	Target	Achieved at 31.03.18	Notes
Consideration of Pre-Submission Local Plan by Development Policy Committee	January 2018	Yes	
Public and Stakeholder Consultation (Regulation 19)	Jan - Mar 2018	Yes	
Processing and Analysis of Representations	Mar - May 2018		
Consultation Feedback to Development Policy Committee	May 2018		
Consideration of any Minor Modifications (if required)	May - June 2018		
Consideration of Submission Document by Development Policy Committee and Full Council	June 2018		
Preparation of evidence for Independent Examination (Regulation 22)	June 2018		
Preparation of evidence for Independent Examination	June - Sept 2018		
Independent Examination Hearing Sessions	Sept - Oct 2018		
Consideration by Full Council	November 2018		
Adoption	December 2018		
Commencement of Formal Review	January 2022		
Community Infrastructure Levy (CIL) Charging Schedule Review			
Commence Preparation of Review Documents	January 2020		

## 3 Implementing the Local Development Scheme

### Future Work

**3.4** The City Council is preparing its new Local Plan which will cover the period up until 2036. This will be in the form of one consolidated document. Work on evidence based documents is well underway. Table 2 sets out the progress of the key evidence base documents.

**Table 2 - Progress on Key Local Plan Evidence Base Documents**

Document	Key Stages/Dates	Progress at 31.03.2018
<b>Duty to Co-operate</b>		
Duty to Co-operate Scoping Report 2015	Approved by DPC July 2015	Published
Duty to Co-operate Scoping Report Consultation Statement	Approved by DPC November 2015	Published
Duty to Co-operate Strategy 2015	Final Strategy approved by DPC in March 2015	Published
Duty to Co-operate Strategy Equality Impact Assessment	Completed October 2014	Published
Duty to Co-operate Position Statement March 2017	Completed March 2017	Published
<b>Development Standards</b>		
Open Space Studies 1-8	Approved by DPC September 2016	Published
<b>Economic</b>		
Chelmsford City Centre Office Market Review 2015	Report conducted by CBRE	Published
Chelmsford Retail Study Update 2015	Approved by DPC in September 2015	Published
Chelmsford Economic Study 2017	Approved by DPC May 2017	Published
<b>Environment and Heritage</b>		
Heritage Assessments	Under preparation February - March 2017	Technical Note Published March 2017
Landscape Sensitivity and Capacity Assessment	Considered by DPC March 2017	Published
Local Wildlife Sites Review 2016	Review Approved Summer 2016	Published

## Implementing the Local Development Scheme 3

Document	Key Stages/Dates	Progress at 31.03.2018
<b>Duty to Co-operate</b>		
Strategic Flood Risk Assessment Appendix B and Main Report	Completed 2008	Published
Water Cycle Study	Report conducted by AECOM	Published January 2018
West End Vision	Consultation commenced March 2017	Adopted July 2017
<b>Population and Homes</b>		
Chelmsford City Council Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary 2017	Chelmsford Report considered at DPC February 2017	Published June 2017
Housing Capacity in Chelmsford Urban Area	Considered by DPC September 2016	Published February 2017
Objectively Assessed Housing Need Study November 2016	Updated OAHN Approved by DPC November 2016	Update Published
SHMA Update 2015	Approved by DPC in March 2016	Update Published
SLAA Viability Study/Sites and Maps	Update Published Annually	2016 update published in September 2016
<b>Sustainability Appraisal and Habitat Regulations Assessment</b>		
SA Scoping Report 2015	Published for Consultation July 2015	Published
Issues and Options SA Report 2015	Published for Consultation November 2016	Published
Preferred Options SA Report	Published for Consultation March 2017	Published

**3.5** Further evidence based documents have been prepared to support the City Council's new Local Plan which are available to view on the Council's website.

## 4 Contextual Indicators

### Part 4 Contextual Indicators

#### Contextual Indicator 1 Population

##### Key Contextual Characteristics of the City

##### Contextual Indicator 1 - Population

- The 2011 Census data shows the population for Chelmsford was recorded as 168,310 people.
- Mid years estimates for 2017 indicate the population of Chelmsford is now 176,194
- The estimated population of Chelmsford City has increased by 18,894 people 2001 - 2017.
- The most marked growth in the population of Chelmsford between 2001 and 2011 was the number of over 90 year olds, which increased by 53%.
- There was an increase of 46% in the population of 60-64 year olds, and an increase of 33% in the population of 85-89 year olds between 2001 and 2011.
- The City saw a decrease of 12% in the number of people aged 30-34 years between 2001 and 2011.
- The population of Chelmsford increased at a slower rate (7.0%) than the East of England (8.5%) and England (7.9%) between 2001 and 2011, although it increased at a faster rate than Essex (6.3%).

**Table 3 - Chelmsford City's Population 1981 - 2017**

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

## Contextual Indicators 4

Year	Population
2010	169,500
2011	168,310
2012	169,335
2013	170,256
2014	171,633
2015	172,638
2016	174,089
2017	176,194

Source: ONS Mid-Year Population Estimates

## Contextual Indicator 2 House Prices

## Contextual Indicator 2 - House Prices

- The average house price in the Chelmsford area was **£336,954** in 2017/18.
- The average house price in Chelmsford has decreased by **2.2%** for the year 2016/17 to 2017/18.
- In 2017/18 all house types have seen a reduction in the average price.

**Table 4 - Average House Prices in Chelmsford by Building Type**

Year	Detached	Semi	Terraced	Flat	All
2000/01	£195,213	£113,544	£94,947	£77,759	£120,310
2001/02	£203,255	£139,477	£113,026	£95,375	£138,694
2002/03	£256,100	£178,208	£153,073	£126,419	£176,824
2003/04	£283,269	£186,570	£164,730	£146,281	£188,026
2004/05	£287,925	£208,470	£169,402	£145,936	£199,367
2005/06	£325,593	£214,223	£177,250	£149,790	£208,809
2006/07	£364,757	£229,852	£192,896	£153,186	£228,021
2007/08	£419,784	£239,046	£210,000	£146,993	£237,655

## 4 Contextual Indicators

Year	Detached	Semi	Terraced	Flat	All
2008/09	£403,407	£209,884	£171,900	£134,295	£228,984
2009/10	£365,987	£241,210	£202,386	£153,885	£235,201
2010/11	£372,119	£220,548	£202,233	£134,115	£230,059
2011/12	£392,137	£232,338	£191,945	£139,677	£230,449
2012/13	£404,922	£258,000	£212,446	£127,459	£252,896
2013/14	£379,593	£270,670	£220,632	£151,564	£251,962
2014/15	£488,390	£302,770	£289,962	£187,233	£313,900
2015/16	£573,612	£351,063	£303,782	£222,849	£321,722
2016/17	£565,819	£367,692	£341,372	£219,704	£344,562
2017/18	£553,859	£351,968	£314,908	£205,764	£336,954

Source: [home.co.uk](http://home.co.uk) March 2018

## Contextual Indicator 3 Local Economy

### Contextual Indicator 3 - Local Economy in 2017/18

- Chelmsford City has the seventh largest workforce in the East of England (behind Peterborough, Central Bedfordshire, Cambridge, Luton, Watford and Norwich) and is the joint largest amongst the Essex districts (alongside Basildon).
- The service sector accounts for 86% of all employment in Chelmsford City compared to manufacturing which now accounts for 4.7% of the workforce and construction which accounts for 5.9% of the workforce.
- The number of jobs within the human health and social care sector has increased by circa 6,300 (7.7%) since 2011.
- The number of jobs within the manufacturing industry has fallen by circa 2,000 (2.3%) since 2011.
- The number of jobs within the banking, finance and insurance sector has fallen by 4,672 (5.4%) since 2011.
- The largest employment sectors in Chelmsford City are human health and social work activities (16,000 people employed within this sector), wholesale and retail trade (14,000), education (8,000) and professional, scientific and technical activities (6,000).
- The average gross weekly earnings of a full time worker in the Chelmsford City administrative area workforce has improved to £565.40, this compares the average gross weekly earnings for a Chelmsford City resident of £594.60.
- The economic inactivity rate in the Chelmsford City administrative area is 15.1%, which is lower than the East of England average of 19.2%, and lower than the national average of 21.6%.

Source: Nomis Official Labour Market Statistics 2018

### Current Economic Conditions

**4.1** Chelmsford's economy provides the joint highest number of jobs within the Essex district (alongside Basildon) at 85,000 (2016), 83,000 (2015). Previously: 83,000 (2014); 81,500 (2013); 84,500 (2012); 85,000 (2011) [Business Register and Employment Survey Sept 2016]. JSA claimant unemployment continued to remain low through 2017-18 (March 2018 at 1.1% compared to March 2017 at 1.2%).

## 5 Housing Delivery

### Part 5 Housing Delivery

#### Core Indicator I Housing Trajectory

##### Core Indicator I - Housing Trajectory

###### Objective

To deliver more sustainable patterns of development.

###### Target

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

##### Commentary

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

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

**5.3** The Housing Trajectory therefore provides an update of the Council's delivery of housing and will demonstrate progress towards meeting its approved housing requirement. The housing trajectory is updated annually and available to view on the Council's website.

##### Housing Trajectory

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

**5.5** The Housing Trajectory will:

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



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

- Past dwelling completion rates from the start of the Plan period;
- The total level of new housing contained in site allocations in the LDF and other sites coming forward for development which is expected to be delivered over a period of time. This is expressed as an average annual target.

## **A. Net Additional Dwellings 2001 - 2018**

### **Commentary**

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

**5.8** The OAHN Study was considered by the City Council's Development Policy Committee on 2 September 2015. The Committee resolved that the Study be used to support the preparation of the Council's new Local Plan and the housing requirement of 775 dwellings per year used as the basis of the calculation of the City Council's current five-year land supply with immediate effect. An update to the OAHN was produced in November 2016 which increases the requirement to 805 dwellings per annum.

**5.9** As a result, Chelmsford City Council's annual dwelling completion target for the timeframe 2001 to 2013 is 700 dwellings per annum, and based on the OAHN Study for the period 2013 to 2021 is 805 dwellings per annum.

**5.10** Chelmsford City Council has averaged 620 dwelling completions per annum between 2001 and 2018. During the year 2017/2018 housing completion rates increased compared with the previous year, with 1,008 completions recorded. Development activity continues to increase with commencements on all of the Council's strategic housing sites. Chelmsford City Council has always anticipated that completion rates will increase in the later stages of the Plan period and the projected completion rates for 2018/19 support these projections.

**5.11** As of April 2018 Chelmsford City Council has approved a number of planning applications on key strategic sites that will provide over 4,500 new homes. Beaulieu, Channels and Runwell Hospital have commenced work on further phases in 2017/18 which will provide a significant number of dwellings in the later part of the plan period, and beyond 2021.

### **Current Conditions**

**5.12** Although, the levels of new housing delivery dropped immediately following the economic downturn of 2008/09, Chelmsford has retained a buoyant housing market that performs well above the national average where build out rates are estimated to remain similar to 2017/18 then increase further in the following period.

**5.13** During 2017/18 a number of detailed reserved matters applications were approved including development at Copperfield Road Newlands Spring and Great Leighs. Further detailed proposals for future phases of development within the strategic allocations in North East Chelmsford (Beaulieu and Channels) and Runwell Hospital have also been approved.

## 5 Housing Delivery

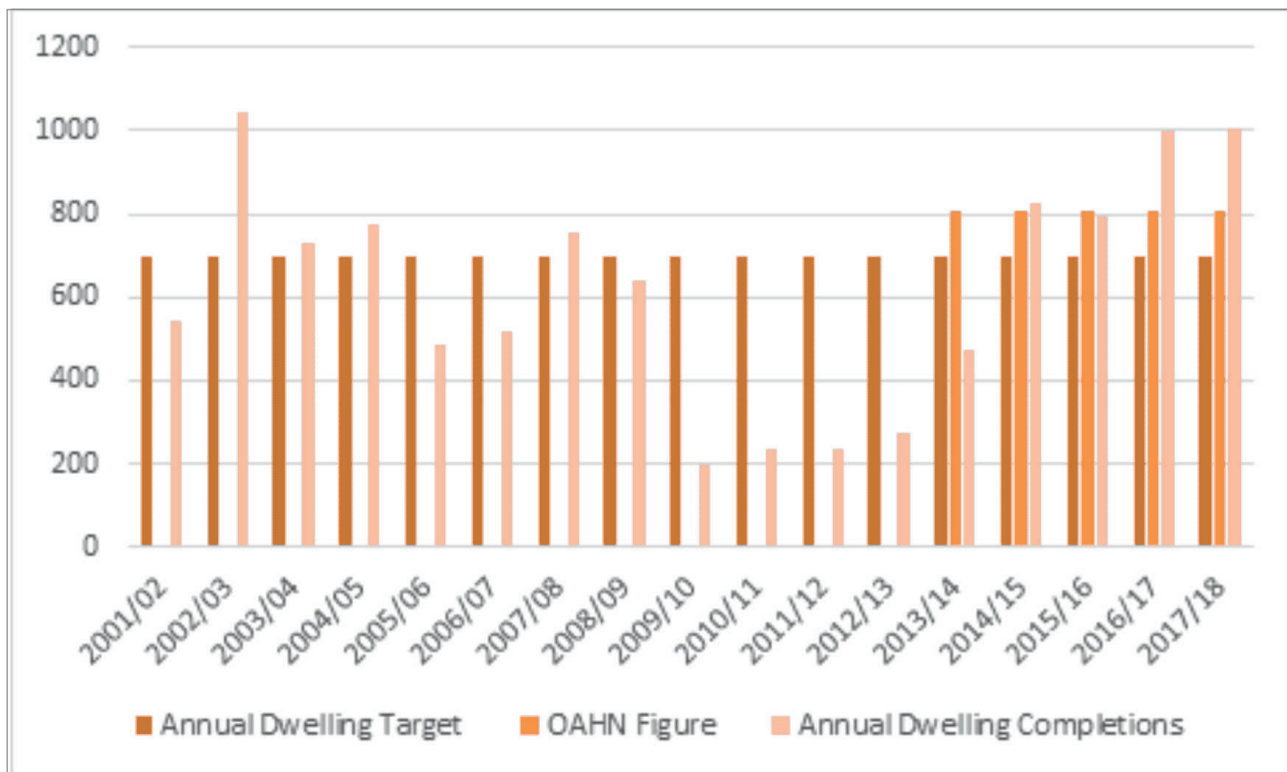
**5.14** This reflects increased confidence in the housing market and the success of the LDF in allocating development to sustainable locations with associated provision of infrastructure provided from those developments in a timely manner.

**Table 5 - Accumulative Annual Dwelling Completion Target 2001-18**

Year	Annual Dwelling Target	OAHN Figure	Annual Dwelling Completions
2001/02	700		545
2002/03	700		1046
2003/04	700		731
2004/05	700		773
2005/06	700		483
2006/07	700		520
2007/08	700		756
2008/09	700		638
2009/10	700		200
2010/11	700		234
2011/12	700		235
2012/13	700		274
2013/14	700	805	470
2014/15	700	805	826
2015/16	700	805	792
2016/17	700	805	1002
2017/18	700	805	1008

Source: Chelmsford City Council Housing Trajectory April 2018

## Housing Delivery 5

**Figure 1 - Annual Dwelling Completions (April 2018)**

## 5 Housing Delivery

**Table 6 - Annual Net Dwelling Requirement 2018 - 2021**

<b>Dwelling Requirement 2001 – 2021</b>	<b>14,840</b>
Total Completions 2001/02 – 2017/18	10,533
Average Annual Completion Rate 2001/02 – 2017/18	620
Housing Requirement 2018/19 – 2020/21	4,307

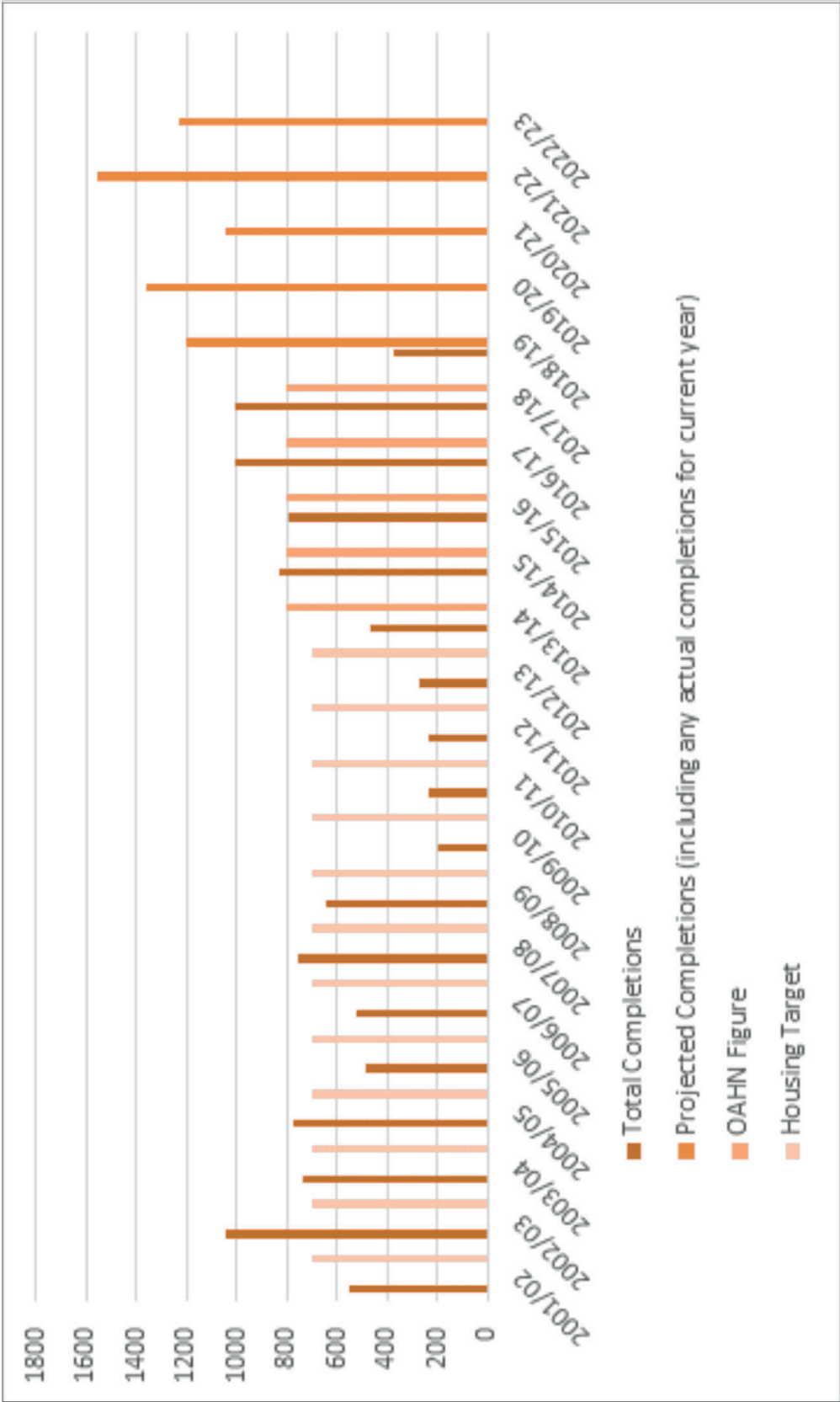
Source: Chelmsford City Council Housing Trajectory, April 2018

### **B. Projected Net Additional Dwellings 2018 - 2023**

#### **Commentary**

**5.15** The projected net additional dwellings are based upon the projected building rates of large sites of 10 dwellings or more, and trend analysis of small sites of 9 dwellings or less. The sites include those with planning permission, without planning permission but on-going pre-application discussions, allocated sites and urban capacity sites. The Council has made a small allowance for windfalls and first published a methodology for their calculation in April 2015 with updates published in April each year. The period from 2017/18 includes the phasing of the major 'greenfield' allocations as contained within the Chelmsford City Core Strategy and Development Control Policies DPD. The latest Five Year Housing Land Supply Position Statement published in April 2018 demonstrates that the City Council has a 5 year land supply, including with a scenario of a 5 percent additional buffer.

Figure 2 - Housing Trajectory 2001-2021 (April 2018)



## 5 Housing Delivery

**Table 7 - Projected Net Dwellings 2018 - 2023 (April 2018)**

	2018/19	2019/20	2020/21	2021/22	2022/23
TCAAP Allocations	512	0	0	84	87
NCAAP Allocations	244	574	544	371	118
SADPD Allocations	211	19	92	127	6
Large Unallocated Sites	114	115	177	65	0
Small Unallocated Sites	124	316	16	1	0
Growth Area 1 - Central and Urban Chelmsford	0	222	102	581	400
Growth Area 2 - North Chelmsford	0	116	93	144	250
Growth Area 3 - South and East Chelmsford	0	0	15	65	150
New Local Plan Windfall				121	220
Total Projected Completions	1205	1362	1039	1559	1231
Housing requirement	805	805	805	805	805
Annual Average Completion Rate (Rolling Average)	884	952	963	1029	1046

Source: Chelmsford City Council Housing Trajectory, April 2018

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

**Table 8 - New Residential Development 2001 - 2021**

New Residential Development 2001-2021	Dwellings
Dwellings Completions (2001-2018)	10,533
Remaining Dwelling Completions (2018-2021)	3,606
Total Provision (2001-2021)	14,139

Source: Chelmsford City Council Housing Trajectory, April 2018

**Action**

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

The City Council, in conjunction with partner local authorities, commissioned an Objectively Assessed Housing Need Study which was completed in July 2015. This provided a housing requirement of 775 dwellings per annum to determine its future housing requirement. This was later updated to 805 dwellings per year in November 2016. The latest Five Year Housing Land Supply Position Statement published in April 2018 demonstrates that the City Council has a 5 year land supply, including with a scenario of a 5% additional buffer.

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

## 5 Housing Delivery

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

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

##### Objective

To deliver more sustainable patterns of development.

##### Target

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

#### Commentary

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

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

Year	PDL Target	New Developments on PDL
2002/03	60%	54%
2003/04	60%	59%
2004/05	60%	60%
2005/06	60%	66%
2006/07	60%	65%
2007/08	60%	80%
2008/09	60%	70%
2009/10	60%	82%
2010/11	60%	78%
2011/12	60%	74%
2012/13	60%	61%
2013/14	60%	68%
2014/15	60%	77%
2015/16	60%	60%
2016/17	60%	44%
2017/18	60%	39%



## Housing Delivery 5

Source: Chelmsford City Council Housing Completions

**5.17** Whilst targets for the required percentage of residential developments being built on previously developed land has not been met in 2017/18, this is a result of development on key strategic greenfield sites such as Beaulieu and Channels. There have been a number of years where the percentage has significantly exceeded the target with the average since 2002 still over the 60% target at 64%. It should also be noted, years where there have been a high percentage of dwelling completions on Previously Developed Land, the overall total completions were relatively low e.g. 2010/11 78% of a total 234 completions of dwellings and 2011/12 74% of a total 235 completions.

## 5 Housing Delivery

### Core Indicator 3 New Residential Densities

#### Core Indicator 3 - New Residential Densities

##### Objective

To deliver more sustainable patterns of development.

##### Target

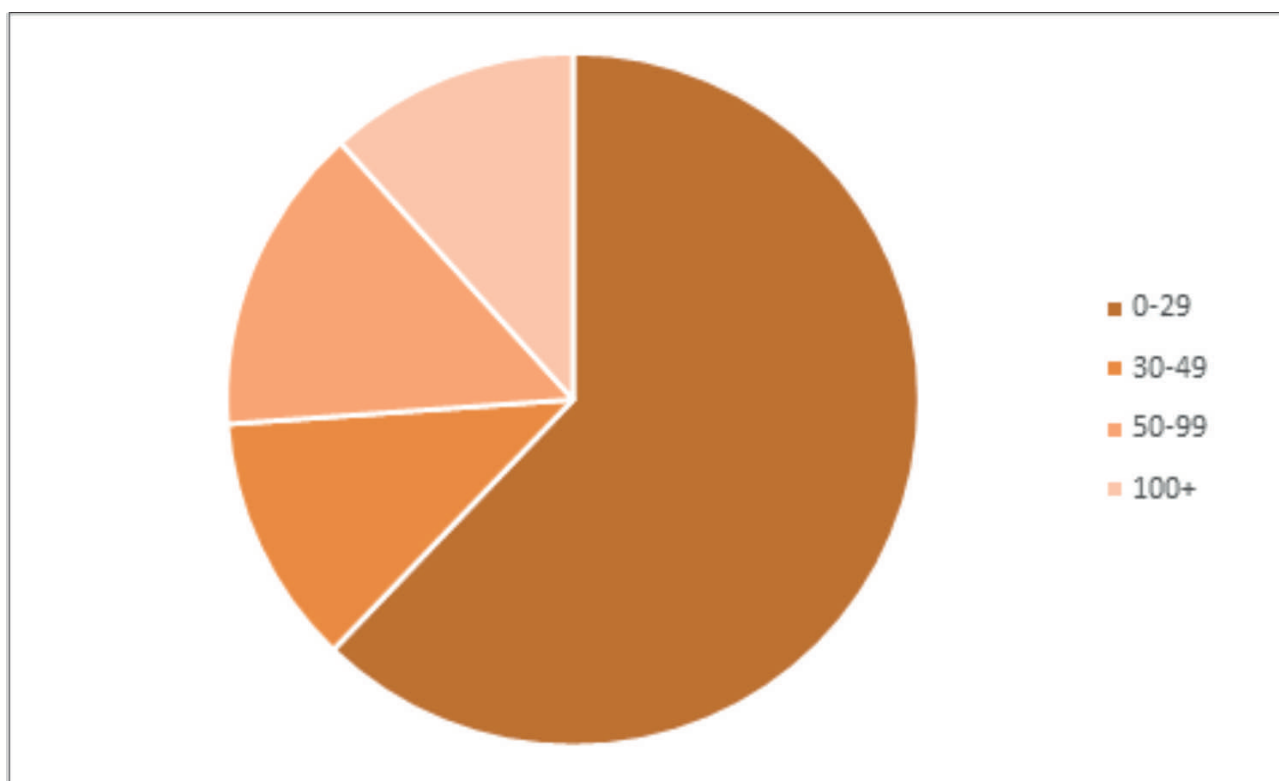
To achieve a minimum of 30 dwellings per hectare in all new residential developments.

#### Commentary

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

**5.19** Paragraph 47 of the NPPF states that local planning authorities should set out their own approach to housing density to reflect local circumstances. Policy DC3 of the Chelmsford Core Strategy and Development Control Policies DPD seeks housing densities of 50 dwellings per hectare within Chelmsford's urban areas and 30 dwellings per hectare elsewhere. Figure 3 acts as an indicator to determine the intensity of housing developments in Chelmsford City.

**Figure 3 - New Residential Densities 2017/18**



**5.20** In 2017/18 38% of new residential developments in Chelmsford achieved a density of over 30 dwellings per hectare. The number of dwellings completed at a density of 100+ dwellings per hectare was 12%.

**Action**

In accordance with the adopted Core Strategy Chelmsford City Council will continue to seek to grant planning permission for residential schemes that have a housing density greater than 30 dwellings per hectare where appropriate. It should be noted that overall development density will depend on the type of site with greenfield sites for housing tending to be lower density than City Centre brownfield sites containing flatted development.

## 5 Housing Delivery

### Core Indicator 4 Affordable Housing

#### Core Indicator 4 - Affordable Housing

##### Objective

To facilitate suitable housing for local needs.

##### Target

To secure 35% affordable housing on threshold development sites.

#### Commentary

**5.21** This indicator is identified as Core Output Indicators BCI(ii) and BCI(iii) within Theme 3 (Balanced Communities) of the LDF Monitoring Framework attached at Appendix A.

**5.22** The objective of this indicator is to secure a proportion of affordable housing to help meet housing needs. Paragraph 50 of the NPPF states that local planning authorities should set policies for meeting affordable housing need on site. Policy DC31 of the Chelmsford Core Strategy and Development Control Policies DPD sets out the requirement for all new large developments within the Chelmsford City area to provide 35% affordable housing.

**5.23** There were 198 affordable dwelling completions (net additional) between 1st April 2017 and 31st March 2018. This accounts for 20% of all new residential completions in the Chelmsford City area. It should be noted that these figures are a percentage of all completions in the City area rather than just those developments which meet the affordable housing threshold requirements.

**Table 10 - Affordable Housing Completions**

Year	Number of Dwellings	%
2003/04	258	35%
2004/05	253	33%
2005/06	97	20%
2006/07	59	11%
2007/08	259	34%
2008/09	225	35%
2009/10	60	30%
2010/11	54	23%
2011/12	23	10%
2012/13	27	10%

## Housing Delivery 5

Year	Number of Dwellings	%
2013/14	62	13%
2014/15	250	30%
2015/16	53	7%
2016/17	226	23%
2017/18	198	20%

Source: Chelmsford City Council Housing Completions

**5.24** There has been a slight decrease in affordable housing completions in the last year. It should be noted that this was anticipated within the April 2017 Housing Site Schedule. Projected completion rates show that affordable housing completions are set to rise in 2018/19 and increase further in the following period.

**5.25** In 2017/18 a number of detailed reserved matters applications were approved on key strategic development sites, which will help maintain the delivery of new affordable housing over the coming years. These are set out below in Table 11.

**Table 11 - Affordable Housing Sites 2017/18**

Planning Reference Number	Site Address	Number and % of Affordable Housing Units Approved
16/02194/REM	Land North South and East of Channels Drive, Broomfield	91 = 38%
16/00892/REM	Zone F and Zone I, Greater Beaulieu Park	76 = 30%
17/00189/REM	Eastern Parcel Land, North of Copperfield Road	70 = 35%
17/01949/REM	Land North East of 158 Main Road, Great Leighs	35 = 35%
		<b>TOTAL = 272</b>

Source: Chelmsford City Council Development Management Records, 2018

### Action

Policy DC31 of the adopted Core Strategy and Development Control Policies DPD deals with the provision of affordable housing in the City. The policy requires the provision of 35% affordable housing on threshold sites of either 15 dwellings or 0.5 hectare or more.

## 5 Housing Delivery

### Core Indicator 5 Gypsy and Traveller Accommodation

#### Core Indicator 5 - Gypsy and Traveller Accommodation

##### Objective

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

##### Target

To deliver additional sites and accommodation, in accordance with the objectives identified within the Adopted Core Strategy.

#### Commentary

**5.26** This indicator is identified as Core Output Indicator BCI(viii), BCI(ix) and BCI(x) within Theme 3 (Balanced Communities) of the LDF Monitoring Framework attached at Appendix A.

**5.27** Within the East of England, the Gypsy and Traveller population is higher than the national average. As an important ethnic minority population within the region, it is considered that there is sufficient relevance to promote the monitoring of Gypsy and Traveller accommodation as a local indicator.

**5.28** The monitoring of Gypsy and Traveller accommodation is carried out by Chelmsford City Council on a bi-annual basis and recorded to the Communities and Local Government (CLG). The monitoring includes both authorised and unauthorised sites and is used by this indicator to assess the level of accommodation provision within Chelmsford.

**5.29** Policy DC34 provides a pitch target for the period to 2016, in addition to a mechanism for the allocation of new sites and general criteria for decision making on planning applications. The supporting text to Policy DC34 sets out that 20 additional pitches are required to 2016. However, due to the withdrawal of the East of England Plan and its supporting evidence base, further work has been carried out to identify the current need for Gypsy and Traveller sites in the City beyond 2016.

**5.30** In August 2015 the Government published a revised 'Planning Policy for Traveller Sites'. The City Council, together with other Essex authorities undertook a new Essex-wide Gypsy and Traveller Accommodation Assessment (GTAA) to assess need in the period up to 2033. This covers the whole of Essex and identifies accommodation needs for each Essex Authority. It has been carried out to assess the needs of those as defined by the amended planning policy for traveller sites 2015. It identifies a requirement of 8 additional nomadic Gypsy and Traveller pitches to be developed by 2033 within Chelmsford. Extrapolating these figures up to 2036 by calculating the average number required per year from 2016 to 2033 and adding them on to the 2016 to 2033 requirement results in the total requirement of 9 Gypsy and Traveller pitches up to 2036.

**5.31** Through two completed s106 Agreements for planning applications in North Chelmsford, a site and funding has been secured to deliver 9 pitches. A planning application was submitted in August 2018 with the intention to bring forward delivery of the site in 2018/2019.

## Housing Delivery 5

**Table 12 - Publicly Funded Authorised Pitches in Chelmsford City Council's Administrative Area**

Date	Number of Pitches	Number of Caravans
July 2005	21	38
July 2006	22	24
July 2007	22	27
Jan 2008	22	28
Jan 2009	23	28
Jan 2010	22	28
Jan 2011	22	35
Jan 2012	22	27
Jan 2013	22	27
Jan 2014	22	26
Jan 2015	22	30
July 2015	22	27
Jan 2016	22	25
July 2016	22	31
Jan 2017	22	35
July 2017	22	28
Jan 2018	22	35

Source: [www.gov.uk/government/collections/traveller-caravan-count](http://www.gov.uk/government/collections/traveller-caravan-count)**Table 13 - Privately Funded Authorised Pitches in Chelmsford City Council's Administrative Area**

Date	Number of Pitches	Number of Caravans
July 2005	26	50
July 2006	37	96
July 2007	37	67
Jan 2008	49	70
Jan 2009	49	81

## 5 Housing Delivery

Date	Number of Pitches	Number of Caravans
Jan 2010	53	85
Jan 2011	53	85
Jan 2012	51	81
Jan 2013	52	82
Jan 2014	53	91
Jan 2015	52	85
July 2015	52	92
Jan 2016	52	112
July 2016	53	98
Jan 2017	53	114
July 2017	52	89
Jan 2018	53	94

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

**Table 14 - Unauthorised Gypsy and Traveller Pitches in Chelmsford City Council's Administrative Area**

Date	Number of Pitches	Number of Caravans
July 2005	33	46
July 2006	35	55
July 2007	16	21
Jan 2008	3	11
Jan 2009	5	13
Jan 2010	6	19
Jan 2011	6	18
Jan 2012	7	14
Jan 2013	6	10
Jan 2014	4	6
Jan 2015	3	4
July 2015	5	12



## Housing Delivery 5

Date	Number of Pitches	Number of Caravans
Jan 2016	6	11
July 2016	6	11
Jan 2017	6	11
July 2017	7	11
Jan 2018	7	11

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

**Table 15 - Temporary Gypsy and Traveller Pitches in Chelmsford City Council's Administrative Area**

Date	Number of Pitches	Number of Caravans
July 2005	2	3
July 2006	0	0
July 2007	0	0
Jan 2008	0	0
Jan 2009	0	0
Jan 2010	0	0
Jan 2011	3	3
Jan 2012	1	2
Jan 2013	0	0
Jan 2014	0	0
Jan 2015	0	0
Jan 2016	0	0
July 2016	0	0
Jan 2017	0	0
July 2017	0	0
Jan 2018	0	0

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

## 5 Housing Delivery

### Action

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

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

## Part 6 Business Development

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

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

##### Objective

To achieve more sustainable levels of prosperity and economic growth.

##### Target

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

#### Commentary

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

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

**6.3** This indicator considers the gross permitted employment floorspace by type between April 2017 and March 2018. Employment floorspace is defined by the Use Classes Order (B1a, b, c, B2, and B8) and recorded below in Table 16.

**6.4** The largest increase in floorspace falls within Use Class B8, accounting for 39% of the total permitted floorspace. This is followed by B1a which accounts for 22% of the total permitted floorspace, B2 which accounts for 21% and B1c which accounts for 18% of the total permitted floorspace.

**6.5** Table 17 demonstrates the approvals for flexible floorspace within the B Use Class categories.

**Table 16 - Permitted Floorspace sqm**

Use Class	Floorspace
B1a	4,004
B1b	0
B1c	3,203
B2	3,820
B8	7,249
Total	18,276

## 6 Business Development

Source: Chelmsford City Council Development Management Records, 2018

**Table 17 - Flexible Floorspace sqm**

Flexible Space	Floorspace
B2, B8	891
Total Flexible Space	891

Source: Chelmsford City Council Development Management Records, 2018

### Action

An Employment Land Review was published in 2015 to analyse the current supply and demand for employment land in the period to 2031. The Review also analysed the changing pattern of employment provision in the City Council's administrative area, including the provision of rural and city centre/urban employment sites. Specifically, it is being used to inform the future employment land provision in the new Local Plan, 2021-2036. In addition, the Employment Land Review feeds into the new Chelmsford Economic Strategy, published in May 2017. The Strategy will also support the new Local Plan, and will also set out how the City Council, in partnership with a wide range of partners, including the University, South East Local Enterprise Partnership, Essex County Council and business support providers will seek to support Chelmsford's future economic growth, supporting the delivery of the jobs target contained in the new Local Plan.

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

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

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

#### Objective

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

#### Target

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

### Commentary

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

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

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

**6.9** Table 18 identifies that 46% of all gross permitted employment floorspace was within designated Employment Policy Areas. Whilst this is lower than in 2016/17 where 74% was achieved, it should be noted that the 2016/17 figure this was considered high following the re-development of the former Britvic site. The figure of 46% achieved in 2017/18 is more comparable with the 2015/16 figure of 51%.

## 6 Business Development

**Table 18 - Percentage of Gross Employment Floorspace Permitted in Employment Policy Areas**

	Total Developed Floorspace (sq.m.)	Percentage of Total Gross Floorspace
Gross Floorspace permitted within Employment Areas	8,814	46%
Total Gross Floorspace permitted within Chelmsford	19,088	100%

Source: Chelmsford City Council Development Management Records, 2018

**6.10** The following table identifies the breakdown of permitted uses within the Employment Policy Areas. B8 floorspace accounts for 76% of the total permitted floorspace, with B1 accounting for 24%.

**Table 19 - Employment Floorspace permitted by Type in Employment Areas**

Use Class	Floorspace (sq.m.)
B1	2,115
B2	Nil
B8	6,699
Flexible Floorspace between B1, B2 and B8	Nil
Total	8,814

Source: Chelmsford City Council Development Management Records, 2018

### Action

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

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

## Business Development 6

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

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

**Target**

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

**Commentary**

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

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

**6.13** 93% of the permitted employment floorspace in Chelmsford City during 2017/18 was on previously developed land. This is an improvement on the previous year where 71% of permitted employment floorspace was on previously developed land.

Source: Chelmsford City Council Development Management Records, 2018

**Action**

A new Employment Land Review was published in 2015 to inform the new Local Plan. This assesses the adequacy of the present employment land supply in meeting projected future need and targets. The review helps to ensure that Chelmsford City Council identifies a robust and defensible range of strategic and local employment sites. It also provide an evidence base from which to continue the monitoring of employment land in the future.

## 6 Business Development

### Core Indicator 9 Employment Land Available by Type

#### Core Indicator 9 - Employment Land Available by Type

##### Objective

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

##### Target

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

#### Commentary

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

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

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

32.03 ha total at 31.03.18

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

19,167 sqm gross floorspace 1st April 2017 - 31st March 2018:

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

Use Class	Floorspace (sq m)
B1a	4,004
B1b	0
B1c	3,203
B2	3,820
B8	7,249
B1 - B8 (flexible)	891
Total	19,167

Source: Chelmsford City Council Development Management Records, 2018



## Core Indicator 10 Losses of Employment Land

### Core Indicator 10 - Losses of Employment Land

#### Objective

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

#### Target

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

### Commentary

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

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

**6.18** Between 2017 and 2018 a total of 6,969 sqm of allocated employment floorspace was permitted to be lost to non-employment uses. It should be noted that the figure for C classes remains high as a result of the national prior approval procedure which allows office buildings to be converted to residential without the need for planning permission.

**Table 21 - Employment Floorspace (B use classes) permitted to be lost to other uses**

Use Class	Floorspace (sq m)
A Classes	48
C Classes	6,628
D Classes	293
Total	6,969

Source: Chelmsford City Council Development Management Records, 2018

## 6 Business Development

### Action

Chelmsford City Council undertook an Employment Land Review to form part of the evidence base for the Core Strategy DPD. A new Employment Land Review was published in 2015 to inform the new local plan. These studies assess the adequacy of the present employment land supply in meeting projected future need and targets. The objective of this study on employment land is to ensure that Chelmsford City Council identifies a robust and defensible range of strategic and local employment sites and also to provide an evidence base from which to continue the monitoring of employment land in the future.

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

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

#### Objective

To achieve more sustainable levels of prosperity and economic growth.

#### Target

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

### Commentary

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

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

**6.21** Between 1997 and 2017/18 a total of 1,900 dwellings were allocated on employment land, 1,331 of which have been constructed as at 31/03/2018. This constitutes a loss of 40.63 hectares of employment land to housing. Between 1st April 2017 and 31st March 2018 2.93ha of employment land was granted permission to be lost to residential development, creating a further 81 new dwellings, as shown in Table 23.

**6.22** It should be noted that a number of approvals in Table 23 relate to a new prior approval procedure introduced by the Government, to allow office buildings to be converted to residential units without the need for express planning permission (these sites are marked with an \* in Table 23).

**Table 22 - Housing Completed on Employment Land (2017-18)**

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.17 to 31.03.18	Housing Not Completed at 31.03.18
Storage Units West of the Oaks, South Hanningfield, Rettendon Common	0.21	Storage and Distribution	1	0
177 & 178 Moulsham Street, Chelmsford	0.04	Office	5	0

## 6 Business Development

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.17 to 31.03.18	Housing Not Completed at 31.03.18
2 Lockside Marina, Chelmsford	0.01	Office	1	0
3 Lockside Marina, Chelmsford	0.01	Office	1	0
86 High Street, Chelmsford	0.01	Office	3	0
Dumney Lane Farm, Dumney Lane, Little Leighs	0.25	Light Industrial	1	0
47 & 48 Moulsham Street, Chelmsford	0.05	Office	4	0
Onslow House, 62 Broomfield Road, Chelmsford	0.11	Office	6	0
249A Broomfield Road, Chelmsford	0.02	Office	1	0
Kenwood House, Waltham Road, Boreham	0.07	Office	1	0
Ground, First and Second Floors, 49 Baddow Road, Chelmsford	0.15	Office	39	0
<b>TOTAL</b>	<b>0.93</b>	<b>N/A</b>	<b>63</b>	<b>0</b>

Source: Chelmsford City Council Development Management Records, 2018

**Table 23 - Employment Land Permitted to be Lost to Housing**

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2017 to 31.03.2018	Housing Not Completed at 31.03.2018
Water Pumping Station, Castledon Road, Downham, Billericay	0.20	Light Industrial	0	1

## Business Development 6

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2017 to 31.03.2018	Housing Not Completed at 31.03.2018
Roadstar Tyre and Exhaust Centre, New Writtle Street, Chelmsford	0.06	General Industrial	0	5
90B Broomfield Road, Chelmsford*	0.03	Office	0	3
Bell House, Bell Street, Great Baddow	0.01	Office	0	1
Brock Farm, Ingatestone Road, Stock, Ingatestone	0.50	Office	0	2
51A to 54A High Street, Chelmsford*	0.03	Office	0	12
Ground, First and Second Floors, 49 Baddow Road, Chelmsford*	0.15	Office	39	0
Land rear of 132 Brock Hill, Runwell, Wickford	0.18	General Industrial	0	3
The Grange, Stock Road, Stock, Ingatestone	0.35	Light Industrial	0	3
Croxtons Mill, Blasford Hill, Little Waltham, Chelmsford	1.2	Office	0	1
ACIT Solutions Ltd, Barn One, Brock Farm, Ingatestone Road, Stock*	0.03	Office	0	1
Land North of the Grange, Stock Road, Stock, Ingatestone	0.15	Light Industrial	0	2
Basement Bank Chambers, New Street, Chelmsford*	0.02	Storage and Distribution	0	2
Ground, First and Second Floors, Bank Chambers, New Street, Chelmsford*	0.02	Office	0	6
<b>TOTAL</b>	<b>2.93</b>		<b>39</b>	<b>42</b>

Source: Chelmsford City Council Development Management Records, 2018

## 6 Business Development

### Action

Chelmsford City Council undertook an Employment Land Review to form part of the evidence base for the Core Strategy DPD. A new Employment Land Review was published in 2015 to inform the new local plan. These studies assess the adequacy of the present employment land supply in meeting projected future need and targets. The objective of this study on employment land is to ensure that Chelmsford City Council identifies a robust and defensible range of strategic and local employment sites and also to provide an evidence base from which to continue the monitoring of employment land in the future.

## Part 7 Transport

### Core Indicator 12 Amount of Completed Non-Residential Development within Use Classes A, B, and D complying with Car Parking Standards set out in the LDF

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

#### Objective

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

#### Target

To provide sufficient parking spaces in all new development.

#### Commentary

**7.1** This indicator is identified as Core Output Indicator ECP3(iii) within Theme 4 (Quality of Life) of the LDF Monitoring Framework attached at Appendix A.

**7.2** The Core Strategy and Development Control Policies DPD adopted in February 2008 includes vehicle parking standards based on the guidance set out in PPG 13. The Parking Standards are expressed as a range of maximum and operational amounts of parking for broad classes of interim development. The Council published further guidance on Parking in March 2015.

**7.3** Of the single-use non-residential developments completed during 2017/18, all were considered to be compliant with the parking standards.

Source: Chelmsford City Council Development Management Records, 2018

#### Action

The Focused Review of the Core Strategy and Development Plan Policies DPD was adopted on 4th December 2013. Policy DC7 'Vehicle Parking Standards at Developments' was amended to reflect the removal of maximum parking standards within the NPPE.

Chelmsford City Council will continue to implement the newly revised Development Control Policy DC7 to ensure that all future developments comply with vehicle parking standards. Vehicle parking standards will be reviewed as part of the new Local Plan.

## 8 Open Space

### Part 8 Open Space

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

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

###### Objective

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

###### Target

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

##### Commentary

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

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

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

**8.4** Chelmsford City Council has fourteen Green Flag awards for nineteen of its parks with the Cemetery and Crematorium gaining a Green Flag Award in its own right. Three parks, Admirals Park, Tower Gardens and West Park, combine to form one award and Brookend Gardens and Chancellor Park combine to form another. Chelmer Park and Jubilee Park also combine to form one award, Boleyn Gardens the Grand Vista and Beaulieu Park Recreation Ground combine to form one award and Melbourne Park and Andrews Park similarly form one award. Springfield Hall Park has a Green Flag award in its own right.

**8.5** Marconi Ponds Nature Reserve has been awarded a Green Flag Community Award.

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



**Table 24 - Green Flag Awards**

Park With Green Flag Award	Hectares
Oaklands Park, Moulsham Street, Chelmsford	4.8
Boleyn Gardens the Grand Vista and Beaulieu Park, Chelmsford	9.12
Admirals Park, Tower Gardens and the adjoining West Park, Chelmsford	29.4
Chelmer Park and Jubilee Park	16.99
Hylands Estate	232
Coronation Park	5.72
Compass Gardens and Saltcoats Park	10.08
Melbourne Park and Andrews Park	25.77
Brook End Gardens and Chancellor Park	8.11
Central Park	14.87
Lionmede Recreation Ground	2.0
Chelmsford Cemetery and Crematorium	7.8
Springfield Hall Park	14.40
Chelmer Valley Local Nature Reserve and Swan Pond Pasture	18.1
<b>Total</b>	<b>399.16</b>

Source: Chelmsford City Council Parks and Green Spaces Records, 2018

### Action

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

## 9 Flood Protection and Water Quality

### Part 9 Flood Protection and Water Quality

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

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

###### Objective

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

###### Target

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

#### Commentary

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

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

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

**Table 25 - Planning Permissions Granted Contrary to Environment Agency Advice**

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

Source: Chelmsford City Council Development Management Records, 2018

###### Action

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

## Part 10 Biodiversity

### Core Indicator 15 Change in Areas and Populations of Biodiversity Importance

#### Core Indicator 15 - Change in Areas and Populations of Biodiversity Importance

##### Objective

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

##### Target

To avoid development that adversely affects priority species and habitats.

#### Commentary

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

**10.2** The objective of this indicator is to monitor biodiversity to ensure that development does not adversely affect priority species and habitats. It also shows where an enhancement of sites with priority species and habitats has taken place.

#### (i) Change in Priority Habitats and Species

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

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

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

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

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

## 10 Biodiversity

**Table 26 Habitat Survey**

	2004	2016
<b>Number of LoWS</b>	150	171
<b>Area (ha)</b>	1654	1663

Source: Essex Ecology Services Ltd. 2016

**Action**

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

## Part | | Renewable Energy

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

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

##### Objective

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

##### Target

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

#### Commentary

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

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

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

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

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

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

## II Renewable Energy

### Action

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

Following the adoption of these documents further monitoring of the revised policies will be carried out to ensure appropriate standards continue to be achieved. This policy and Supplementary Planning Document will be reviewed through the new Local Plan.

## Part 12 Duty to Co-operate

### Objective

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

### Target

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

### Commentary

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

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

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

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

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

### Duty to Co-operate Matters

**12.6** Two consultation stages for the Local Plan have taken place in the Monitoring period:

- Preferred Options (Regulation 18) Consultation 30 March 2017 – 11 May 2017
- Pre-Submission (Regulation 19) Consultation 31 January 2018 – 14 March 2018

**12.7** Comments were received to the consultations as follows:

Authority	Preferred Options	Pre-Submission
Basildon Borough Council	✓	✓

## 12 Duty to Co-operate

Authority	Preferred Options	Pre-Submission
Braintree District Council	✓	✓
Brentwood Borough Council	✓	✓
Castle Point Borough Council	✓	✓
Colchester Borough Council	✓	✓
Epping Forest District Council	✓	✓
Essex County Council	✓	✓
Maldon District Council	✓	✓
Rochford District Council	✓	✓
Tendring District Council	✓	✓
Thurrock Council	✓	
Uttlesford District Council	✓	✓

**12.8** Summaries of the comments made to the Preferred Options consultation and the Council's response to them are contained within the Chelmsford Draft Local Plan Regulation 22 Consultation Statement. Summaries of the comments made to the Pre-Submission consultation are also contained within the Regulation 22 Consultation Statement, but no officer responses are included. These comments have been sent as part of the Local Plan Submission to the Planning Inspector holding the Local Plan Examination, with hearing sessions starting in November 2018.

### Meetings with other Local Planning Authorities

**12.9** There has been ongoing duty to co-operate activity in the current AMR period. Chelmsford City Council (CCC) has continued to host Duty to Co-operate Officer and Member meetings at each stage of consultation on the Local Plan, including the following:

- 3 May 2017 – focusing on information on Preferred Options, cross boundary matters
- 12 October 2017 – feedback on Preferred Options, evidence base update, Local Plan progress
- 12 March 2018 – Pre-Submission Local Plan, Recreational Avoidance and Mitigation Strategy.



## Duty to Co-operate 12

**12.10** Each meeting also provided an opportunity for all attendees to update the group on their own authority's Local Plan progress.

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

### Responding to other Local Plan consultations

**12.12** A number of adjoining and other Essex local authorities have been progressing through consultation stages on their respective Local Plans. Consultations CCC responded to include the following:

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

Authority	Action
Braintree District Council Colchester Borough Council Tendring District Council	Consulted on a joint Part 1 and individual Part 2 Publication Draft Plans. CCC submitted comments on the joint part 1 and on individual Part 2 Plans in July 2017
Braintree District Council Colchester Borough Council	Consulted on North Essex Garden Communities Issues and Options, CCC responded in January 2018
Brentwood Borough Council	Consulted on Preferred Site Allocations, CCC responded in March 2018
Epping Forest District Council	Consulted on Pre-Submission, CCC responded in January 2018
Essex County Council	Consulted on Chelmsford City Growth Package in August 2017, CCC submitted comments
Tendring District Council	SCI consultation, CCC submitted comments in December 2017
Rochford District Council	Consulted on Issues and Options, CCC responded in March 2018
Uttlesford District Council	Consulted on Draft Plan, CCC submitted comments in August 2017
Uttlesford District Council	SCI consultation, CCC responded in October 2017

## 12 Duty to Co-operate

**Table 28 - Collaborative Work Undertaken**

Topic	Co-operated with	Current Position
Local Plan and CIL Viability	Consulted key strategic partners including authorities in Housing Market Area (HMA)	Local Plan Viability Study and CIL Viability Review published in January 2018
Gypsy and Traveller joint evidence	Essex local authorities	Publication of Chelmsford GTAA Summary in June 2017 and Essex-Wide GTAA and Methodology in January 2018
Essex Planning Officers Association	All Essex local planning authorities, ECC, other invited public bodies	Standing item for quarterly meetings.
Essex-wide mechanism on unmet housing need	EPOA and ECC	Task and Finish Group set up in June 2017; mechanism for the consideration of unmet housing need published by EPOA in September 2017.
Infrastructure Delivery Plan (IDP)	Basildon, Braintree, Brentwood, Castle Point, Colchester, Maldon, Rochford, Southend-on-Sea, Tendring & Thurrock Councils	Work continues with ECC and Natural England on RAMS; MOU signed January 2018

**12.13** More detail on Duty to Co-operate activity can be found in the Duty to Co-operate Compliance Statement part of the Local Plan Submission.

## Community Infrastructure Levy (CIL) 13

## Part 13 Community Infrastructure Levy (CIL)

**Objective**

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

**Target**

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

**Commentary**

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

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

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

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

**13.5** The CIL Regulations require 15% of CIL receipts to be passed to the local town or parish council for the area where the development takes place, with a limit of £100 per council tax dwelling in the parish during the financial year. Where a Neighbourhood Development Plan is in place this increases to 25% with no limit specified. There are no areas in Chelmsford at present where a Neighbourhood Development Plan has been made (adopted).

**13.6** To ensure that the levy is open and transparent, charging authorities (in this case Chelmsford City Council) must publish a report on the levy on their website by 31<sup>st</sup> December each year, for the previous financial year. This report covers the period from 01 April 2017 to 31 March 2018.

**Table 29 Community Infrastructure Levy (CIL) Monitoring Report 2017/18 (£)**

	Amount received (£) (a)	Retained from previous years (£) (b)	Expenditure (£) (c)	Retained at end of 2017/18 (£) (a+b-c)
Main CIL fund (table 30)	3,837,129.73	3,125,308.27	171,000.00	6,791,558.11
Areas with no Parish Council (table 32)	521,442.31	287,593.37	-	809,035.68

## 13 Community Infrastructure Levy (CIL)

	Amount received (£) (a)	Retained from previous years (£) (b)	Expenditure (£) (c)	Retained at end of 2017/18 (£) (a+b-c)
Parish and Town Council's (Table 31)	172,168.88	114,808.10	193,427.38	93,549.60
Local surplus*	25,880.98	68,092.94	-	93,973.92
Administration (5%)	239,822.21	-	239,822.21	-
<b>TOTAL</b>	<b>4,796,444.11</b>	<b>3,595,802.68</b>	<b>604,249.59</b>	<b>7,787,997.20</b>

**13.7** \*Transfers to Parish and Town Council's are subject to an upper limit in each financial year. The surplus created is subject its own spending process.

**Table 30 Main CIL Fund 2017/18**

Receipts (£)	
<b>Receipts</b>	
Cash	3,837,129.73
Land	-
<b>TOTAL</b>	<b>3,837,129.73</b>
<b>Expenditure</b>	
Infrastructure:	
Chelmsford Library Family Hub	171,000.00
Applied to repay money borrowed	-
<b>TOTAL</b>	<b>171,000.00</b>
<b>Committed but not spent</b>	
Infrastructure:	
Riverside Leisure Development	1,700,000.00
Riverside Public Realm and Cycleway/Footway Improvements	745,000.00
Tindal Square Public Realm	1,100,000.00
Mill Yard / Station Square Phase 2	400,000.00
Sutherland Lodge GP Surgery Refurbishment	525,000.00

## Community Infrastructure Levy (CIL) 13

Receipts (£)	
<b>TOTAL</b>	<b>4,470,000.00</b>

Table 31 Parish and Town Council's 2017/18

Parish/Town Council	Received (£)	Retained from previous years (£)	Transferred to Local Council (£)	Retained at end of 2017/18 (pending transfer in 18/19) (£)
Boreham	3,583.38	36,290.12	38,521.60	1,351.89
Broomfield	11,756.88		3,617.50	8,139.38
Chignal	4,611.45	18,866.39	23,072.27	405.57
Danbury	6,035.49	549.17	4,985.79	1,598.87
East Hanningfield				
Galleywood	1,549.04			1,549.04
Good Easter				
Great Baddow	34,284.01	16,734.81	31,866.90	19,151.92
Great Waltham	948.48	5,612.69	6,561.18	
Great & Little Leighs	16,682.67	1,756.88	8,638.29	9,801.25
Highwood	491.25		491.25	
Little Baddow		5,050.05	5,050.05	
Little Waltham	1,059.06	3,281.25	3,810.78	529.53
Margaretting				
Mashbury				
Pleshey	780.72			780.72
Rettendon	15,831.88	2,141.57	8,287.47	9,685.98
Roxwell	2,209.79			2,209.79
Runwell	12,349.83	5,105.54	16,938.05	517.32
Sandon	1,482.27	4,242.23	5,724.49	
South Hanningfield	7,641.47	804.51	4,468.86	3,797.12

### 13 Community Infrastructure Levy (CIL)

Parish/Town Council	Received (£)	Retained from previous years (£)	Transferred to Local Council (£)	Retained at end of 2017/18 (pending transfer in 18/19) (£)
South Woodham Ferrers	9,248.92	1,685.15	4550.84	6,383.24
Springfield	22,574.81		1,115.74	21,459.07
Stock	13,220.35	7,920.77	17,654.52	3,486.60
West Hanningfield	1,128.27	1,195.88	1,195.88	1,128.27
Woodham Ferrers & Bicknacre	2,098.72		524.68	1,574.04
Writtle	2,780.12	3,571.11	6,351.23	
<b>TOTAL</b>	<b>172,168.88</b>	<b>114,808.10</b>	<b>193,427.38</b>	<b>93,549.60</b>

**Table 32 Areas with no Parish/Town Council (CIL Neighbourhoods)**

Neighbourhood	Received (£)	Retained from previous years (£)	Expenditure (£)	Retained end of 2017/18 (£)
Central (Marconi, Moulsham & Central, Waterhouse Farm)	444,139.50	236,344.84	-	680,484.34
North East (The Lawns, Trinity)	7,891.48	-	-	7,891.48
North West (St. Andrews, Patching Hall)	21,434.55	51,248.53	-	72,683.08
South (Goat Hall, Moulsham Lodge)	47,976.78		-	47,976.78
<b>TOTAL</b>	<b>521,442.31</b>	<b>287,593.53</b>	<b>-</b>	<b>809,035.68</b>

## Chelmsford City Council Monitoring Framework |

**Part I Chelmsford City Council Monitoring Framework****Annex A – Chelmsford City Monitoring Framework**

It should be noted that this Monitoring Framework comes from the adopted Core Strategy and Development Control Policies Development Plan Document which was adopted in 2008. It should be noted that the evidence base for this was drawn from the now rescinded East of England Plan, but this evidence base is still relevant.

It should also be noted that in 2008 Chelmsford had not yet attained City Status.

Therefore reference is made to the East of England Plan and 'Town Centre', rather than 'City Centre' throughout this document.

**THEME I MANAGING GROWTH****Strategic Objective MG1**

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

**Policy Target (CP2)**

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

**Output Indicators**

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

**Strategic Objective MG2**

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

**Policy Target (CP2, CP3 and CP4)**

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

**Output Indicators**

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

## I Chelmsford City Council Monitoring Framework

### Strategic Objective MG3

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

#### Policy Target (CP5)

At least 60% of additional new dwellings to be built on previously developed land per annum and to maximise annual employment floorspace completion on previously developed land. New residential developments to be built at a density of at least 30 dwellings per hectare.

#### Output Indicators

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

### Strategic Objective MG4

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

#### Policy Target (CP6 and CP7)

To develop a high quality urban environment.

#### Output Indicators

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



## Chelmsford City Council Monitoring Framework |

**Strategic Objective MG5**

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

**Policy Target (CP8)**

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

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

**THEME 2 ENVIRONMENTAL PROTECTION AND ENHANCEMENT****Strategic Objective EPE1**

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

**Policy Target (CP9)**

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

**Output Indicators**

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

## I Chelmsford City Council Monitoring Framework

### Strategic Objective EPE2

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

### Policy Target (CPI0, CPI1)

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

### Output Indicators

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

### Strategic Objective EPE3

Enhance environmental quality of the City's countryside and urban areas.

### Policy Target (CPI2, CPI3 and CPI4)

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

### Output Indicators

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

## THEME 3 BALANCED COMMUNITIES

## Chelmsford City Council Monitoring Framework |

**Strategic Objective BC1**

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

**Policy Target (CPI5)**

35% of all residential completions to be affordable on sites of 15 dwellings or more; 70% of the affordable housing provision to be Social Rented and 30% Intermediate (includes key workers). To meet the identified housing needs of Gypsies and Travellers and Travelling Showpeople and to minimise numbers living on sites without planning permission.

**Output Indicators**

- (i) House price change (Local)
- (ii) Affordable Housing completions (Core)
- (iii) Affordable Housing permissions (Core)
- (iv) Proportion of Affordable Housing permitted via S106 (Local)
- (v) Mix of Affordable Housing by tenure (Local)
- (vi) Mix of Housing Completed by number of bedrooms (Market and Affordable)(Local)
- (vii) Permissions and completions granted for Exception sites (Local)
- (viii) Number of Caravan Pitches within the City (Core)
- (ix) Number of Caravan Pitches within the City without planning permission (Core)
- (x) Planning permission granted for Gypsy and Traveller Sites (Core)
- (xi) Number of Specialist Units provided (Local)

**Strategic Objective BC2**

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

**Policy Target (CPI6)**

New developments to be within 30 minutes public transport of: social; educational; health, employment, recreational, green space and cultural facilities

**Output Indicators**

As MG5

## I Chelmsford City Council Monitoring Framework

### Strategic Objective BC3

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

#### Policy Target (CP17)

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

#### Output Indicators

(i) Indices of Deprivation (Local)

### Strategic Objective BC4

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

#### Policy Target (CP8)

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

#### Output Indicators

As MG5

## Chelmsford City Council Monitoring Framework |

**Strategic Objective QL1**

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

**Policy Target (CPI8)**

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

**Output Indicators**

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

**Strategic Objective QL2**

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

**Policy Target (CPI9)**

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

**Output Indicators**

As MG5

**Strategic Objective QL3**

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

**Policy Target (CPI9)**

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

**Output Indicators**

As MG5

## I Chelmsford City Council Monitoring Framework

### Strategic Objective QL4

Ensure that new development creates places where people enjoy living and Annual Monitoring Report Covering the Period 01.04.2012 to 31.03.2013 Page 55 working and are safe, secure and attractive.

#### Policy Target (CP20)

To secure high quality development that achieves residential approval.

#### Output Indicators

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

### Strategic Objective QL5

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

#### Policy Target (CP21)

To secure high quality development that achieves residential approval.

#### Output Indicators

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

## Chelmsford City Council Monitoring Framework |

**Strategic Objective ECP1**

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

**Policy Target (CP22)**

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

**Output Indicators**

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

**Strategic Objective ECP2**

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

**Policy Target (CP23)**

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

**Output Indicators**

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

## I Chelmsford City Council Monitoring Framework

### Strategic Objective ECP3

Enhance Chelmsford's role as a Regional Transport Node.

#### Policy Target (CP24)

To promote improved public transport services and facilities.

#### Output Indicators

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

### Strategic Objective ECP4

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

#### Policy Target (CP25)

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

#### Output Indicators

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



## Chelmsford City Council Monitoring Framework |

**Strategic Objective ECP5**

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

**Policy Target (CP26)**

To promote business activity within the City

**Output Indicators**

None

## 2 Monitoring of Core Output Indicators

### Part 2 Monitoring of Core Output Indicators

#### Annex B – Monitoring of Core Output Indicators

##### Objectives

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

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

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

##### Managing Growth

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

The Strategic Objectives under this theme are:

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

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

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

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

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

##### Environmental Protection and Enhancement

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

The Strategic Objectives under this theme are:

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

## Monitoring of Core Output Indicators 2

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

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

### Balanced Communities

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

The Strategic Objectives under this theme are:

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

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

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

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

### Quality of Life

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

The Strategic Objectives under this theme are:

**QL1:** Provide high quality social, educational, leisure and sports facilities, excellent parks and green spaces, and a full range of cultural opportunities for meeting, worship, entertainment and celebration.

**QL2:** Improved links between new development, surrounding neighbourhoods and the town centres by efficient local route networks and public transport.

**QL3:** Improve road safety and avoid pedestrian route severance by managing vehicle traffic in residential and shopping areas.

**QL4:** Ensure that new development creates places where people enjoy living and working and are safe, secure and attractive.

**QL5:** Secure the best built environment design for present and future use and visual character. Enhance the utility of existing buildings through adaptation and improvement.

## 2 Monitoring of Core Output Indicators

### Economic Prosperity

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

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

The Strategic Objectives under this theme are:

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

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

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

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

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





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