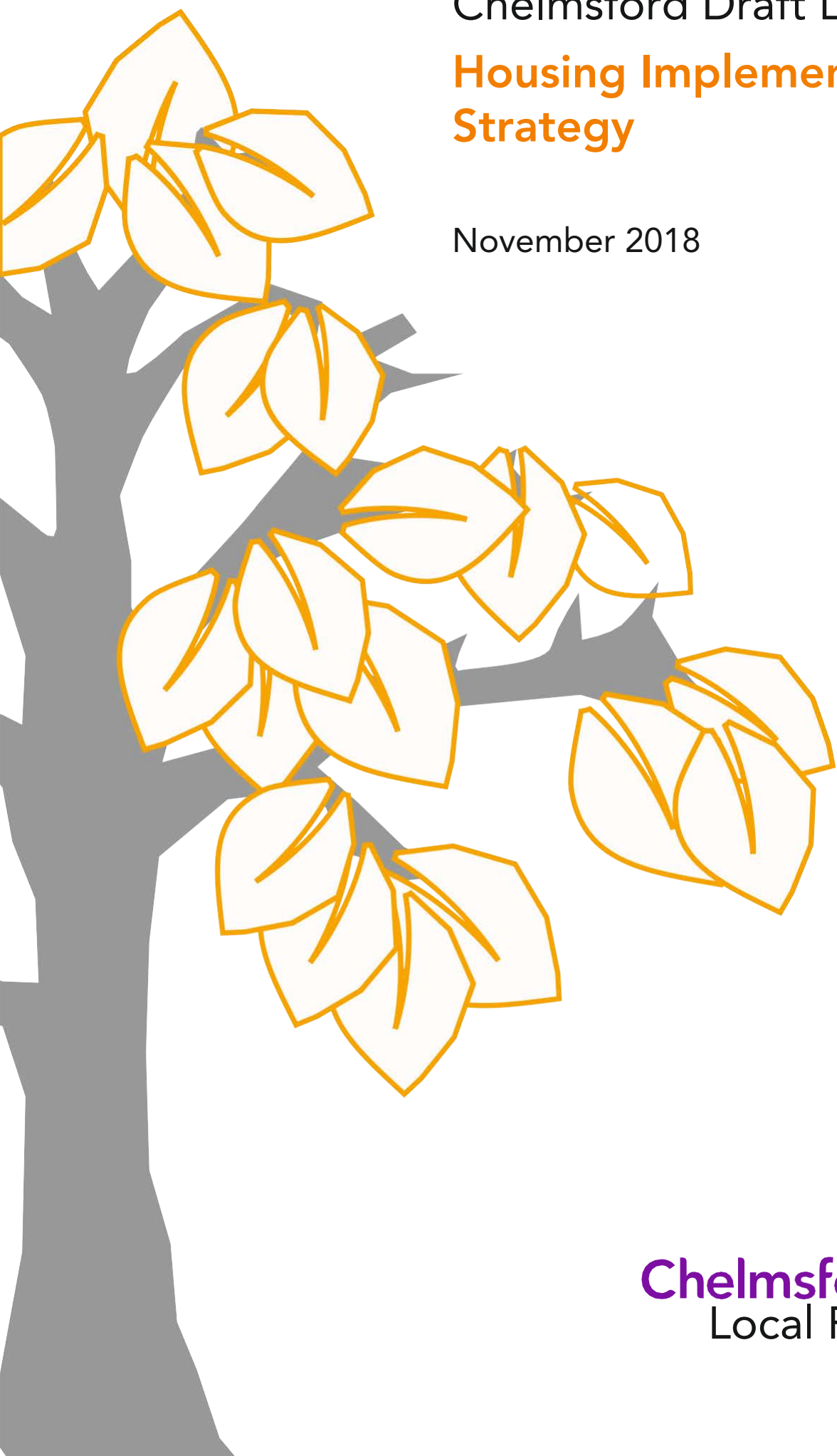


Chelmsford Draft Local Plan

Housing Implementation Strategy

November 2018



Contents

		Page
1	Introduction	2
2	Background	4
3	Accommodation Needs	6
4	Land Supply	12
5	Key Indicators	21
6	Interventions and Actions	24
7	Timetable	25
8	Contact Details	26
9	Appendix 1	27
10	Appendix 2	28
11	Appendix 3	29
12	Appendix 4	30

1 Introduction

- 1.1 The requirement to provide a Housing Implementation Strategy (HIS) was set out in the National Planning Policy Framework (NPPF) (March 2012) which stated that a HIS should describe the approach to managing the delivery of housing targets and trajectories:

“for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target” (paragraph 47, 4th bullet point)

- 1.2 This HIS reports on the Council’s evidence of housing land supply, including the five year housing supply position, taking into account the requirements of the NPPF (March 2012) and relevant Planning Practice Guidance (PPG) accompanying the NPPF (March 2012).
- 1.3 It also provides a statement of land supply and phasing arrangements for the Local Plan period to 2036 and presents the housing trajectory.
- 1.4 The revised NPPF (July 2018) does not require a HIS but paragraph 75 states that where the Housing Delivery Test (HDT) indicates that delivery has fallen below 95% of the local planning authority’s housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.
- 1.5 A HDT Measurement Rule Book, which explains in detail how the HDT is to be calculated, was published in July 2018.
- 1.6 Further guidance on how an authority can demonstrate a five year supply of deliverable housing sites and what should be identified in a HDT action plan was published on the 13 September 2018 in PPG on Housing and economic land availability assessment. This PPG states that any area may wish to produce an action plan as a matter of good practice or to identify processes to exceed housing requirements and support delivery¹.

¹ Paragraph: 069 Reference ID: 3-069-20180913 Housing and economic land availability assessment (September 2018)

- 1.7 The NPPF (July 2018) and PPG² also provide a new standard method to determine the minimum number of new homes needed, unless exceptional circumstances justify an alternative approach, which also reflects current and future demographic trends and market signals.
- 1.8 As policies in the NPPF (July 2018) are a material consideration from the day of publication³, the calculation of the five year land supply figure in this HIS is also considered. This calculation is based on local housing need using the standard method as the starting point, with reference to both the PPG on Housing and economic land availability assessment⁴ and Housing need assessment⁵ with an appropriate buffer applied⁶.
- 1.9 For the purposes of examining plans, the NPPF (July 2018) states that policies in the previous NPPF (March 2012) will apply where those plans were submitted on or before 24 January 2019⁷. Chelmsford City Council submitted its draft Local Plan to the Secretary of State on 29th June 2018. Therefore, the draft Local Plan will be examined against the NPPF (March 2012) and this HIS brings together the housing supply information submitted to support that Examination.

² National Planning Practice Guidance, Housing Need Assessment, September 2018.

³ Paragraph 212, National Planning Policy Framework, July 2018.

⁴ Paragraph: 030 Reference ID: 3-030-20180913 Housing and economic land availability assessment (September 2018)

⁵ Paragraph: 004 Reference ID: 2a-004-20180913 Housing need assessment (September 2018)

⁶ Paragraph:037 Reference ID: 3-037-20180913 Housing and economic land availability assessment (September 2018)

⁷ Paragraph 214, National Planning Policy Framework, July 2018.

2 Background

Housing Need

- 2.1 The NPPF (March 2012) required local planning authorities to prepare a Strategic Housing Market Assessment (SHMA) that identified the scale and mix of housing and range of tenures that the local population is likely to need over the plan period.
- 2.2 The Government published a new standardised approach to calculating housing need in September 2018⁸. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic undersupply.
- 2.3 The standard method for assessing housing need does not breakdown the overall figure into different types of housing. Therefore, the need for particular sizes, types and tenures of homes, as well as the housing needs of particular groups, should be considered separately but the household projections that form the baseline of the standard method are inclusive of all households.

Land Availability

- 2.4 Local planning authorities are required to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- 2.5 The NPPF (March 2012) required local planning authorities to identify and annually update a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement, with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there had been persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply.
- 2.6 The NPPF (July 2018) requires local planning authorities to identify and annually update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted

⁸ Planning Practice Guidance, Housing Needs Assessment (September 2018)

strategic policies or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year.

- 2.7 Authorities should illustrate the expected rate of housing delivery through a Housing Trajectory for the plan period.

3 Accommodation Needs

Housing Requirement

- 3.1 The Core Strategy and Development Control Policies Development Plan Document for the period 2001 – 2021 (adopted February 2008) sets out a housing requirement for 700 new homes per year.
- 3.2 The Council undertook a focused review of its Development Plan Documents upon the publication of the NPPF in March 2012. The Core Strategy and Development Control Policies Focused Review (adopted December 2013) identified several amendments required for policies to be readily consistent with the provisions of the NPPF (March 2012).
- 3.3 A Full Review of the City Council's Local Development Framework to produce a consolidated Local Plan that extends the Plan period to 2036 with new housing and employment targets and allocations, was submitted to the Secretary of State for examination on the 29th June 2018 ('the draft Local Plan').

SHMA

- 3.4 Paragraph 47 of the NPPF (March 2012) stated that to boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.
- 3.5 Paragraph 159 of the NPPF (March 2012) set out that local planning authorities should have a clear understanding of housing needs in their area by preparing a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.
- 3.6 The North and Central parts of Essex comprise the local authorities of Chelmsford, Colchester, Braintree and Tendring. These authorities share a common Housing Market Area (HMA) and worked in partnership to assess the future housing needs across the HMA using the national PPG for calculating housing need published in association with the NPPF (March 2012).

- 3.7 The Objectively Assessed Housing Need (OAHN) Update Report published in November 2016 and the Strategic Housing Market Assessment Update published in December 2015, which focuses on the calculation of affordable housing need and the size and tenure of all dwellings required within the overall OAHN, together comprise the SHMA for the HMA.
- 3.8 The OAHN Report uses the 2014 based national population and household projections, together with an update to the SHMA undertaken in December 2015, to show the OAHN for Chelmsford is 805 net new homes per year.
- 3.9 National planning guidance states that the total affordable housing need should be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes.
- 3.10 The SHMA¹⁰ identified a need for 179 new affordable homes per year. This equates to 22% of the OAHN which is well within the current affordable housing requirement of 35%. Therefore, it was concluded that there is no need to increase the OAHN to meet the need for more affordable homes in Chelmsford.
- 3.11 The Inspector conducting the Examination of the Strategic Section 1 Plan of the North Essex Authorities (Braintree District Council, Colchester Borough Council and Tendring District Council) endorsed the conclusions of the OAHN Study in respect of the North Essex Authorities.¹¹ A copy of this letter is shown in Appendix 1.
- 3.12 The base date for the OAHN report is 2013, therefore, whilst the housing requirement in the adopted Local Development Framework is to provide 700 net new homes per year, housing supply monitoring data also includes the OAHN assessment for 805 homes per year from the base date of the assessment, to be consistent with the policies in the NPPF (March 2012).

¹⁰ Strategic Housing Market Assessment Update, December 2015.

¹¹ EB171 North Essex Section 1 Plan Inspector's Supplementary Post-Hearing Letter on Housing Requirement (27 June 2018)

3.13 The full OAHN for Chelmsford of 805 net new homes per year equates to a total housing requirement of 18,515 new homes for the period 2013-3036 and is the housing requirement incorporated in the draft Local Plan.

Standard Method

3.14 The standard method uses the same demographic starting point, as the Council's OAHN, national household growth projections (the most recent projections calculated over a 10 year consecutive period, with the current year being the first year).

3.15 The standard method then applies one market signal adjustment related to a local affordability ratio. This is based on median house prices compared to median workplace earnings.

3.16 The level of adjustment is capped to ensure that the resulting housing numbers are deliverable. Where the standard method identifies a minimum local housing need figure that is significantly higher than the number of homes currently being planned for, the cap is applied to help ensure that the minimum local housing need figure calculated using the standard method is as deliverable as possible.

3.17 Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

3.17.1 The projected household growth for the area over the 10 year period; or

3.17.2 The average annual housing requirement figure set out in the most recently adopted strategic policies.

3.18 The cap reduces the minimum number generated by the standard method, it does not reduce the housing need itself. Therefore, strategic policies adopted with a cap applied may require an early review and updating to ensure that any housing need above the capped level is planned for as soon as is reasonably possible.

3.19 As at October 2018, the local housing need figure is:

	The average annual housing requirement figure in existing policies	700
Step 1	Average annual household growth over 10 years ¹²	556
Step 2	Adjusted minimum annual local housing need figure ¹³	812
Step 3	Capped figure ($700 + (40\% \times 700) = 700 + 280 = 980$)	980

3.20 As the capped figure is greater than the minimum local housing need figure, the minimum figure for Chelmsford using the standard method is 812 net new homes per annum.

3.21 If the draft Local Plan is adopted with a housing requirement of 805 net new homes per year the capped figure will be 1127:

	The average annual housing requirement figure in existing policies	805
Step 1	Average annual household growth over 10 years ¹⁴	556
Step 2	Adjusted minimum annual local housing need figure ¹⁵	812
Step 3	Capped figure ($805 + (40\% \times 805) = 805 + 322 = 1127$)	1127

3.22 As the capped figure is greater than the minimum local housing need figure, the minimum figure for Chelmsford using the standard method will continue to be 812 net new homes per annum.

3.23 The NPPF (July 2018) states that relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.

3.24 As the local housing need figure is currently very close to the proposed housing requirement number in the draft Local Plan, an early review of the housing requirement in the draft Local Plan (when adopted) is not currently considered necessary.

¹² Using the 2016 based household projections for the period 2018 – 2028.

¹³ $(11.38-4)/4 \times 0.25 = 0.46$ plus 1 = 1.46 x 556 = 812

¹⁴ Using the 2016 based household projections for the period 2018 – 2028.

¹⁵ $(11.38-4)/4 \times 0.25 = 0.46$ plus 1 = 1.46 x 556 = 812

- 3.25 Applying the local housing need figure of 812 from 2018 - 2036 new homes for the plan period equates to a total housing requirement of 14,616. The draft Local Plan provides for 17745¹⁶ new homes which still provides flexibility in delivery and helps significantly boost housing supply over the Plan period when measured against the local housing need figure.
- 3.26 In October 2018, the Government launched a technical consultation on changes to planning practice guidance on the standard method for assessing local housing need. Elements of the technical discussion demonstrate that there is concern that the latest projections provide too little household growth for the 2016 based population projections. The Council will review its position when the outputs associated with the standard method for calculating local housing need have been adjusted by Government to reflect the outcome of this latest technical consultation.

Gypsy Traveller and Travelling Showpeople Accommodation Assessment

- 3.27 In accordance with national Planning Policy for Traveller Sites¹⁷ (PPTS) the Council in partnership with the other Essex local authorities undertook a Gypsy and Traveller Accommodation Assessment in 2017.
- 3.28 This assessment identified those Gypsies, Travellers and Travelling Showpeople which should be planned for in accordance with the PPTS, as they retain a nomadic lifestyle, and those which should otherwise have their specific cultural needs of living accommodation met in accordance with the Equalities Act 2010, the Children and Families Act 2014 and the Human Rights Act 1998, but no longer exercise a nomadic lifestyle and where the PPTS does not apply.
- 3.29 The Gypsy and Traveller Accommodation Assessment covers the period 2016 to 2033 and identifies a requirement of 8 additional nomadic Gypsy and Traveller pitches and 21 additional nomadic Traveller Showpeople plots to be developed by 2033 within Chelmsford.
- 3.30 Extrapolating these figures up to 2036 by calculating the average numbers required per year from 2016 to 2033 and adding them on to 2016 to 2033 requirement, results in a total requirement of 9 Gypsy and Traveller pitches and 24 Travelling Showpeople plots up to 2036 that meets the PPTS definition.

¹⁶ Based on the Housing Site Schedule published in April 2018 with adjustments for other communal accommodation as specified in the Housing and economic land availability assessment as set out in paragraph 4.15.

¹⁷ Planning Policy for Traveller Sites, DCLG (August 2015)

3.31 The Gypsy and Traveller Accommodation Assessment states that whilst there is historic evidence to suggest that there might be a need for some form of transit provision in Chelmsford, it is not recommended that any should be provided at this point in time, as the robustness of the data which could indicate this is not considered to be sufficient.

4 Land Supply

4.1 In April each year the Council publishes:

- an updated Housing Trajectory;
- Five Year Land Supply Site Schedule;
- Five Year Housing Land Position Statement;
- Five Year Housing and Land Supply Methodology;
- Housing Windfall Assessment;
- Developer Phasing Log; and
- Brownfield Register (Part 1)

4.2 The land supply documents published in April 2018, in accordance with the NPPF (March 2012), are included in Appendix 2.

Housing Trajectory

4.3 The objective of the Housing Trajectory is to plan, monitor and manage the delivery of new housing against the requirements set out in the Local Plan.

4.4 The Housing Trajectory shows the completions from the start of the plan period until the publication year, differentiating between market and affordable housing completions. The table also shows the cumulative completions and enables readers to easily see the average annual completion rate across the plan period, against the annual housing requirement and OAHN (from 2013).

4.5 The forecast information shows the same data but breaks the forecast completions down by area, large and small unallocated sites and windfalls.

Five Year Supply

4.6 The Five Year Housing Land Supply Position Statement is read alongside the Five Year Supply Site Schedule and shows in tabular form the Objectively Assessed Housing Need (OAHN) figure on an annual and five year basis, the historic shortfall/surplus in completions against the OAHN plus a 5% buffer added on. The statement then tests whether the Council can demonstrate a 5 year supply of housing by taking the total dwellings in the Five Year Supply Site Schedule and dividing it by the annual outputs, to provide the supply in years.

4.7 The Five Year Housing Land Supply Position Statement in Appendix 2 shows that using the OAHN number of 805 dwellings per annum and applying the 5% buffer

(based on the current surplus of supply), the Council can demonstrate a suitable supply of housing for 7.70 years.

4.8 The NPPF (July 2018) sets out that the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- 4.8.1 a) 5% to ensure choice and competition in the market for land; or
- 4.8.2 b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that years; or
- 4.8.3 c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply¹⁸ (paragraph 73, NPPF, July 2018).

4.9 The definition of 'deliverable' has been redrafted in the NPPF (July 2018). The new definition expressly references small sites, as well as sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. It also clarifies that sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. The full revised definition of 'Deliverable' can be read in Annex 2: Glossary, NPPF, July 2018.

4.10 Appendix 2 includes a Developers Phasing Log which demonstrates that the supply information in the Housing Site Schedule is supported by close liaison with developers' on site phasing. The Housing Site Schedule provides information on the planning status of sites, whether works have started, as well as the projected phasing of the delivery of housing units on each site.

4.11 The information in the Housing Site Schedule is regularly reviewed through the various methods set out in the Five Year Housing Land Supply Methodology April 2018, included in Appendix 2.

¹⁸ From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

Communal Accommodation

- 4.12 Revised PPG on Housing and economic land availability assessment published in September 2018, provides guidance on how authorities should count student housing and older peoples housing completions.
- 4.13 The PPG states for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using published census data¹⁹.
- 4.14 For 'other communal accommodation' (which includes care homes for older people) this produces a weighted average ratio in Chelmsford of 1.87:

Other communal accommodation

Number of adults in household	Number
1	22479
2	37544
3	6733
4	2336
5	463
6	88
7	15
8	3
9	3
Total	69664
Weighted average	1.867665
National average	1.8

¹⁹ Age of Household Reference Person (HRP) by number of adults in household – national to local authority level'

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltolocalauthoritylevel>

4.15 The Housing Site Schedule published in April 2018 contains two sites with older persons communal accommodation in the form of care home provision. The impact of applying the ratio on the total capacity of the sites and on the overall 5 year total units is shown below:

Site Address	Number of bedroom	April 2018 estimate completions	Year of Completions	Weighted average	Output from weighted average ²⁰	Difference between April 2018 Schedule and weighted average	Total 5 years ²¹
Land east of North Court Road and north of Hospital Approach	91	73	2019/20	1.87	48	25	
Moulsham Home 116-117 Moulsham Street Chelmsford	14	11	2020/21	1.87	7	4	
Total	105	84			55	29	6367

4.16 Recalculating the Five Year Housing Land Supply Position Statement published in April 2018 using a supply of 6367 dwellings in the five-year period 2018/19 to 2022/23 the City Council can demonstrate a suitable supply of housing for the following number of years:

7.67 years (6,367 / 830)

²⁰ Number of bedrooms divided by 1.87

²¹ 6396 minus difference between April 2018 Schedule and weighted average

- 4.17 The Housing Site Schedule published in April 2018 does not contain any student accommodation.
- 4.18 The starting point for calculating the 5 year land supply figure in the NPPF (July 2018) is the housing requirement figures identified in strategic policies for the first 5 years of the plan and where the strategic policies plan are more than 5 years old, but have been reviewed and are found not to need updating. In other circumstances, the PPG states that the starting point for calculating the 5 year land supply is local housing need using the standard method²².
- 4.19 Accordingly, the Council has recalculated its 5 year land supply using the local housing need figure of 812 new homes per annum as its starting point, having reference to the revised guidance on older people's housing completions in the Housing and economic land availability assessment and the requirement to add 10% to demonstrate a five year supply of deliverable sites. The information in Appendix 3 shows a suitable supply of housing for 7.26 years.
- 4.20 The NPPF²³ states that a five year supply of deliverable sites for travellers (as defined in Annex 1 of the PPTS) should be assessed separately in line with policy in the PPTS.
- 4.21 Paragraph 10 of the PPTS states that local planning authorities should, in producing their Local Plan, identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.
- 4.22 At present the Council has zero years of supply, however, a planning application for 9 pitches for gypsies and travellers, a site office and associated infrastructure was submitted by Hastoe Housing Association in August 2018 and will be formally considered in December 2018.

Housing Delivery Test

- 4.23 The HDT is the percentage measurement of the number of net homes delivered against the number of homes required in a plan-making area over a rolling three year period. The Ministry for Housing, Communities and Local Government

²² Paragraph: 030 Reference ID: 3-030-20180913, Housing and economic land availability assessment (September 2018)

²³ Paragraph 73, National Planning Policy Framework, July 2018.

(MHCLG) will publish HDT results for each local planning authority every November, commencing in 2018.

4.24 The HDT Measurement Rule Book (July 2018) sets out the detailed arrangements for the figure to be used for the number of homes required. Where the latest adopted housing requirement figure is less than five years old, or has been reviewed and does not need updating, the figure used will be the lower of either the latest adopted housing requirement or the minimum annual local housing need figure for the authority, calculated with a base date of 1st April each year.

4.25 Where the latest adopted housing requirement figure is over five years old, unless the strategic policies have been reviewed and found not to require updating, the figure used for areas with a local plan is the minimum annual local housing need figure.

4.26 The HDT Measurement Rule Book provides transitional arrangements for the financial years 2015-16, 2016-17 and 2017-18 which replaces the minimum annual local housing need figure with household projections.

4.27 The HDT Measurement Rule Book states that where the rolling three year HDT period includes any of the below financial years, the version of household projections to be used is as follows:

Financial year of three year rolling Housing Delivery Test period	Version of household projections	Annual average taken of years
2015-2016	2012-based household projections	2015-2025
2016-2017	2012-based household projections	2016-2026
2017-2018	2014-based household projections	2017-2027

4.28 The table below shows the number of homes to be considered as required for each test year published, assuming the draft Local Plan is adopted with a Housing Requirement of 805 new homes in March 2019 and a local housing need figure of 812 new homes:

Year Test Published	Household Projections			Housing Requirement			Total
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Nov 2018	679	671	675				2025
Nov 2019		671	675	805			2151
Nov 2020			675	805	805		2285
Nov 2021				805	805	805	2415

- 4.29 The calculation for housing delivery of student communal accommodation and other communal accommodation is set out in the HDT Measurement Rulebook. This states that the MHCLG will calculate the adjustments for student and other communal accommodation where bedroom data has been provided by local authorities through their Housing Flows Reconciliation submission.
- 4.30 The net increase in bedrooms in student accommodation will be divided by the average number of students in student only households (2.5 based on the 2011 Census) and added to the net additional dwellings statistic.
- 4.31 The net increase in bedrooms in other communal accommodation will be divided by the average number of adults in households in England (1.8 based on the 2011 Census) and added to the net additional dwellings statistic.
- 4.32 Using the Housing Flows Reconciliation submission data, the HDT anticipated results are shown below. The anticipated test results show that based on housing completions from 2015/16 to 2017/18 and a housing requirement of 805 dwellings per year (if achieved), the Council will exceed the HDT threshold by between 38% and 55%:

Year Test Result Published	Dwellings Provided/Projected ²⁴	Dwellings Required	Anticipated Test Results
Nov 2018	2802	2025	138%
Nov 2019	3215	2151	149%
Nov 2020	3550	2285	155%
Nov 2021	3577	2415	148%

²⁴ Based on the Housing Site Schedule published in April 2018 with adjustments for other communal accommodation as specified in the Housing and economic land availability assessment.

- 4.33 If housing delivery falls below the housing requirement, then certain policies set out the NPPF (July 2018) will apply, with immediate effect from publication of the Housing Delivery Test results, depending on the level of delivery:
- 4.33.1 the publication of an action plan if housing delivery falls below 95%;
 - 4.33.2 a 20% buffer on a local planning authority's 5 year land supply if housing delivery falls below 85%; and
 - 4.33.3 the presumption in favour of sustainable development if housing delivery falls below 75%; once transitional arrangements have ended.
- 4.34 The consequences will continue to apply until the subsequent HDT test results are published, or a new housing requirement is adopted.
- 4.35 Transitional arrangements for the HDT are set out in Annex 1 of the NPPF (July 2018) for results published in November 2018 and November 2019. For each of these years, delivery of housing will be considered substantially below the housing requirement and the presumption in favour of sustainable development will apply where the HDT results indicate that delivery was below 25% (2018) and 45% (2019) of housing required over the previous three years respectively.

AMR

- 4.36 Information on the five year housing land supply is not reported in the AMR however Core Indicator 4 does provide information and commentary on the target to secure 35% affordable housing on threshold sites.
- 4.37 The AMR also reports on Gypsy and Traveller Accommodation, in particular pitch provision against identified need.
- 4.38 The latest AMR is included at Appendix 4.

Brownfield Register

- 4.39 As of 31st December 2017, the Council is also required to prepare, maintain and publish registers of brownfield land that is suitable for residential development. Local authorities are required to update the information relating to each entry and review their registers at least once a year.
- 4.40 Part 1 of the Brownfield Register contains a comprehensive list of all brownfield

sites that are suitable for housing, irrespective of their planning status. Part 2 of the register is a subset of Part 1 but only includes those sites for which permission in principle has been granted. The Council first published Part 1 of its Brownfield Register in December 2017. Alongside the list of sites on Part 1 of the Register is guidance which explains what the register is, sources used to obtain the sites on Part 1 of the Register (SHLAA and 5 Year Site Schedule), and the criteria applied to the sites placed on Part 1 of the Register. The guidance also explains what information is included in Part 1 of the Register and why and notes the intention to update Part 1 of the Register in April each year.

- 4.41 A revised Brownfield Register (Part 1) was published in April 2018. The Brownfield Register (Part 1) and accompanying guidance published in April 2018 is included in Appendix 2.

Draft Local Plan

- 4.42 The draft Local Plan includes a suite of monitoring against the requirements set out in the Plan. In terms of housing supply and delivery of the range of housing required, the draft Local Plan includes new monitoring relating to:

- the accessibility of new dwellings;
- the number of self-build homes achieved;
- the number and type of specialist accommodation achieved;
- the number of market homes provided on rural exception sites;
- the number of Travelling Showpeople plots achieved and the number of existing Gypsy and Traveller and Travelling Showpeople pitches and plots approved for change of use to other uses.

- 4.43 Future publications of the HIS will provide summary information on all relevant accommodation needs and land supply related evidence base documents that support the draft Local Plan and reflect relevant NPPF.

5 Key Indicators

5.1 Future publications of the HIS will provide commentary and analysis of all housing supply related monitoring including:

- the Housing Trajectory;
- the Five Year Land Supply Site Schedule and Five Year Land Position Statement;
- Methodology for calculating windfalls²⁵ and the number of windfalls²⁶;
- the HDT results;
- monitoring of housing delivery on sites of one hectare or less²⁷;
- Accessible housing delivery, self-build housing delivery, and Specialist Residential Accommodation delivery;
- Affordable housing delivery;
- Gypsy, Traveller and Travelling Showpeople Site delivery and losses;
- New housing delivered through Neighbourhood Plans.

Review Triggers

5.2 The HIS will need to clearly identify review triggers relating to housing supply monitoring, both periodic and performance related.

Periodic Reviews

5.3 Paragraph 33 of the NPPF (July 2018) states that policies in local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Reviews should be completed no later than

²⁵ Paragraph 70 of the NPPF (July 2018) states that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply and realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends.

²⁶ Paragraph 68.c) of the NPPF (July 2018) states that local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

²⁷ Paragraph 68.a) of the NPPF (July 2018) states that to promote the development of a good mix of sites local planning authorities should identify through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved.

five years from adoption date of the plan and should take into account changing circumstances affecting the area, or any relevant changes in national policy.

- 5.4 Because the preparation and review of strategic policies should be underpinned by relevant and up to date evidence, housing evidence base documents will also need to be updated at least once every five years.

Performance Related Reviews

- 5.5 Performance related reviews could be triggered through the annual monitoring of the indicators set out in paragraph 5.1 above.
- 5.6 In addition, a review of policies in the draft Local Plan could be triggered by an adverse planning appeal decision.
- 5.7 Paragraph 11 of the NPPF (July 2018) states that if a local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with an appropriate buffer), or where the Housing Delivery Test indicates that delivery of housing has been substantially below the housing requirement of the previous three years (less than 75%), Local Plan policies will be considered out-of-date.
- 5.8 The Housing and economic land availability assessment PPG (September 2018) states that local planning authorities may wish to include analysis of the following as part of an action plan required through under-delivery (via the HDT results):
- barriers to early commencement after planning permission is granted and whether such sites are delivered within permitted timescales;
 - barriers to delivery on sites identified as part of the five year land supply (including land banking, scheme viability, affordable housing requirements, pre-commencement conditions, lengthy section 106 negotiations, infrastructure and utilities provision; involvement of statutory consultees etc);
 - whether sufficient planning permissions are being granted and whether they are determined within statutory time limits;
 - whether proactive pre-application discussions are taking place to speed up determination periods;
 - the level of ongoing engagement with key stakeholders;
 - whether issues such as infrastructure or transport could be addressed at a strategic level; and
 - whether the mix of sites identified is proving effective in delivering at the anticipated rate.

5.9 Future publications of the HIS will include the above analysis, if considered appropriate, through the housing supply monitoring.

6 Interventions and Actions

6.1 Where the monitoring of housing related supply indicators triggers a review of the performance of policies in the draft Local Plan or the HDT results necessitates an action plan due to under-delivery, a series of interventions could be identified.

6.2 Examples of potential interventions include, some of which are listed as potential actions in the Housing and economic land availability assessment PPG (September 2018), the following;

- refreshing the SHLAA to identify potentially suitable and available sites for housing development;
- promoting increased pre-application discussions to ensure issues are addressed early;
- revising site allocation policies in the development plan, revising existing policies acting as a barrier to delivery, setting out new policies aimed at increasing delivery or accelerating production of an emerging Local Plan incorporating such policies;
- consider the use of Planning Performance Agreements (PPAs);
- area-wide design assessments and Local Development Orders²⁸;
- working with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes²⁹;
- establishing whether certain application can be prioritised, conditions simplified or their discharge phased on approved sites, and standardised conditions reviewed;
- considering compulsory purchase powers to unlock suitable housing sites;
- using Brownfield Registers to grant permission in principle to previously developed land;
- encouraging the development of small sites and higher site densities;
- development of Neighbourhood Plans;
- joint ventures with developers;
- Local Authority Housing Companies; and
- Duty to Co-operate provisions.

²⁸ Paragraph 68.b) of the revised NPPF (July 2018)

²⁹ Paragraph 68.d) of the revised NPPF (July 2018)

7 Timetable

- 7.1 The HIS will be reviewed in November each year for the duration of the lifetime of the draft Local Plan. The November publication will encompass the HDT results and act as an action plan, if required, through under-delivery.
- 7.2 The next HIS will be produced November 2019 and will include the new housing related monitoring in the draft Local Plan.

8 Contact details

All enquiries regarding this brief should be directed to:

Liz Harris-Best
Principal Housing Implementation and Strategy Officer
Directorate of Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
CM1 1JE
Tel: 01245 606378
Email: liz.harris-best@chelmsford.gov.uk

Appendix 1

NORTH ESSEX AUTHORITIES**Strategic (Section 1) Plan**

Inspector: Mr Roger Clews

Programme Officer: Andrea Copsey

Tel: 07842 643988

Email: copseyandrea@gmail.com

Address: Examination Office, Longcroft Cottage, Bentley Road, Clacton-on-Sea, Essex CO16 9BX

To:

Emma Goodings, Head of Planning Policy & Economic Development, Braintree District Council

Karen Syrett, Place Strategy Manager, Colchester Borough Council

Gary Guiver, Planning Manager, Tendring District Council

27 June 2018

Dear Ms Goodings, Ms Syrett and Mr Guiver

EXAMINATION OF THE STRATEGIC SECTION 1 PLAN**Meeting the Need for New Homes (Plan chapter 4)**

1. As indicated in my letter of 8 June 2018 (*Advice on the Next Steps in the Examination*), I am now writing to give my views on chapter 4 and policy SP3 of the Section 1 Plan ["the Plan"], which cover the Plan's housing requirements. I am not inviting comments on this letter, but please contact me via the Programme Officer if you have any queries on it.
2. This letter should be read in conjunction with my letter of 8 June. The views expressed in it are based on the evidence currently before me. I reserve the right to modify these views in the light of any further evidence that may come forward before the examination ends.
3. As noted in my letter of 8 June, in document SD002a¹ the NEAs have suggested modifications to address some of the issues of soundness that

¹ *Suggested Modifications to the Publication Draft Braintree, Colchester and Tendring Local Plans: Section One* (Feb 2018)

have been identified during the examination. These include modifications to policy SP3 and its reasoned justification. Accordingly, the main purpose of this letter is to consider whether the housing requirement figures contained in submitted policy SP3 are soundly based.

Housing need in North Essex

4. Submitted policy SP3 sets out housing requirement figures for the Plan period for each of the NEAs². They equate to the objectively-assessed housing need [OAHN] for each NEA as calculated by the *Objectively Assessed Housing Need Study, November 2016 Update* [the OAHN Study]. The OAHN Study covers a housing market area [HMA] that includes the three NEAs plus Chelmsford. While consideration of a HMA also including Maldon would have been valid too, the exclusion of Maldon makes no practical difference to the conclusions of the study for the NEAs.
5. The Government intend to introduce a new standard method for calculating housing need. However, it has not yet been introduced and the current national guidance on assessing housing need is contained in national *Planning Practice Guidance* [PPG].
6. PPG recommends using the latest official national household projections as the starting-point for assessing housing need. For Braintree and Colchester the OAHN Study takes the latest 2014-based projections as its starting-point. Having considered the thorough analysis contained in the study, and the other relevant evidence presented, I am satisfied that there are no local demographic factors or evidence of suppressed household formation rates that might require adjustments to those projections.
7. For Tendring, however, the OAHN Study takes a different approach to the starting-point figure in order to correct what it sees as an inaccuracy in the official projections originally manifested in Unattributable Population Change [UPC].

UPC in Tendring

Should account be taken of the factors giving rise to UPC?

8. UPC is the term given to the discrepancy between population change between 2001 and 2011 as measured by the Censuses for those years, and population change over the same period as calculated in official Mid-Year Estimates [MYEs]. At a national level the discrepancy is relatively small but

² The three NEAs in the context of this letter are Braintree District Council, Colchester Borough Council, and Tendring District Council.

locally it can be substantial. Tendring's UPC is a positive figure of around 10,500 and is one of the biggest of any LPA in England.

9. UPC is the result of inaccuracies in the Census, or the MYEs, or both. To the extent that it is due to inaccuracies in the MYEs, those inaccuracies are likely to relate to the way in which migration trends are calculated, since the other components of MYEs – records of births and deaths – are highly reliable. Any inaccuracies in the calculation of migration trends, if uncorrected, may in turn affect the accuracy of the official population and household projections for future years.
10. PPG does not explicitly refer to UPC but it does acknowledge that local changes to the official household projections may be justified by local circumstances if they are supported by robust evidence. Such local circumstances might include factors affecting migration trends such as changes in employment growth, a large employer moving in or out of the area, or a large urban extension in the last five years.
11. Notwithstanding the general position on UPC taken by the Office for National Statistics [ONS] and the Local Plans Expert Group, I see nothing in national planning policy or guidance to prevent local changes to official household projections also being made to take account of the factors that gave rise to UPC. To justify such changes for Tendring would, however, require robust evidence that those factors continue to have a substantial distorting effect on the migration trend rates used in the official population and household projections for the district.

Evidence on the factors giving rise to UPC

12. Evidence on the factors that gave rise to UPC has evolved over time. Consequently it would no longer be appropriate to view the 2016 OAHN Study as providing the principal justification for the NEAs' view that 480 dwellings per annum [dpa] should be taken the demographic starting-point for assessing housing need in Tendring, rather than the officially-projected growth figure of around 670dpa³. It is necessary to engage with more recent evidence that is before the examination, including evidence produced originally for two planning inquiries in 2017⁴, and papers dealing with the implications of the 2016-based sub-national population projections [SNPP]⁵.

³ The 2014-based household projections give a figure of 625 households per annum, which translates to almost 670dpa with an allowance for vacancies and second homes.

⁴ PINS references APP/P1560/W/17/3169220 and APP/P1560/W/17/3183678, 3183626 & 3183695

⁵ EXD/037 & EXD/038

13. In July 2017, inquiry evidence by consultant Neil McDonald concluded that adjusting the latest (2014-based) household projections to correct for the inaccuracies in the migration flow data suggested a demographic housing need of between 420dpa and 540dpa. Those figures correspond to a range of between 60% and 40% of UPC in Tendring being attributable to inaccuracies in estimating migration. Advice from ONS indicates that some 47%-57% of the UPC figure for Tendring is attributable to inaccuracies in migration trend rates. Mr McDonald's evidence demonstrates that the NEAs' starting-point figure of 480dpa – which lies at the middle of his range – is consistent with the ONS advice.
14. In reaching his conclusions Mr McDonald considered a suggestion that the errors in migration flow estimates were likely to have been concentrated in the early part of the decade 2001-11, and therefore to have had little or no effect on the latest household projections⁶. However, he demonstrated convincingly, both through a detailed analysis of migration flows between 2001 and 2016, and subsequently by comparing household growth as indicated by MYEs with the actual number of dwellings added to the housing stock, that in Tendring's case that suggestion is not borne out.
15. ONS introduced improvements to estimates of international migration and foreign armed forces dependants when preparing the base data for the 2016-based SNPP. But those factors make a much smaller contribution to population and household change in Tendring than internal (within-UK) migration, estimates of which are not affected by the ONS improvements. Having considered all the conflicting evidence on this point, I consider it is highly likely that errors in migration trend rates continue to affect the official household projections for Tendring in the way that Mr McDonald indicates. As the 2016-based SNPP will also have been affected by those errors, they provide no basis for taking a different view.
16. Indeed, later evidence from Mr McDonald suggests that errors in migration flow estimates may have an even greater distorting effect on household projections, and that when taken together with adjustments to mortality rates made by ONS, they mean that Tendring's demographic starting-point should be within a range from 380dpa to 460dpa. However, the NEAs prudently propose no change to their original figure of 480dpa.
17. Rebasings the household projections to reflect the 2016 MYEs, as was also suggested, would be inappropriate as it would ignore the persuasive evidence that the errors that gave rise to UPC continue to distort migration trend rates for Tendring. Nor do I agree that household formation rates should be adjusted from those used in the latest official household

⁶ Since ONS's migration trend rates are based on the previous five years (for migration within the UK) or six years (for international migration).

projections, notwithstanding that this has been done in other plan examinations. A number of cogent studies now indicate that household formation rates lower than those experienced before 2008 are not a temporary phenomenon but reflect longer-term changes in economic and social circumstances⁷. There is no substantial evidence to show that Tendring is an exception to those changes.

Conclusions on the factors giving rise to UPC

18. Drawing all these points together, I find that the evidence before me supports the NEAs' position that 480dpa is the appropriate demographic starting-point for assessing housing need in Tendring. A departure from the official projections is justified in this case by both the scale of the difference between this figure and the figure derived from the official household projections, and the robustness of the evidence that the difference is due to the continuing effect of factors that gave rise to UPC.
19. UPC in Chelmsford and Braintree was very small: less than one-tenth of that experienced in Tendring, on a percentage basis. It was more significant in Colchester (though still much lower than in Tendring), but as in Tendring it was negative, making it highly unlikely that UPC involved misallocating part of Colchester's population to Tendring. I therefore see no cause for concern that adjusting for factors that gave rise to UPC in Tendring only would increase housing need in other parts of the HMA.

Employment trends

20. The OAHN Study compares two economic forecasts of job growth and associated dwelling requirements for Braintree and Colchester. In each case the higher of the two dwelling requirement forecasts (from the East of England Forecasting Model) indicates that an increase in the starting-point figure for housing need is required if labour supply and economic growth are not to be constrained. The respective increased figures are 702dpa for Braintree (against a starting-point of 623dpa) and 920dpa for Colchester (starting-point 866dpa). Sense-checks indicate that trends implied by the model for factors such as unemployment, economic activity rates, double-jobbing and commuting are realistic.
21. For Tendring the OAHN Study takes the view that a standard economic forecast would not be reliable because of the distortions introduced by UPC, as discussed above. A bespoke forecast commissioned from Experian, however, indicates that housing provision of 550dpa would meet future

⁷ See, for example, Simpson, *Whither Household Projections?* in *Town and Country Planning* Dec 2014, and McDonald & Whitehead, *New Estimates of Housing Requirements in England 2012 to 2037*, TCPA, Nov 2015..

labour demand in full. Moreover, Experian's forecast growth figure of 490 jobs per annum is significantly higher than past trends would suggest. While scenarios drawn up on a different basis suggest that higher levels of housing provision would be needed to sustain lower rates of job growth, I find nothing to indicate that they are more robust than the Experian forecast.

22. The evidence before me therefore gives no cause for concern that economic growth in North Essex will be hampered by lack of housing. Having said that, the interrelationship between housing and job growth is complex and I would recommend that the NEAs monitor it carefully during the Plan period, not just in Tendring but in all three districts.

Market signals

23. As advised by PPG, the OAHN Study analyses trends in housing delivery, house prices and rents, and affordability for each of the NEAs. While it focusses on absolute levels when considering those indicators, an alternative analysis of rates of change does not reveal any marked differences in their relationship to national and regional trends. In broad terms, affordability issues are greatest in Braintree, while Tendring shows evidence of significant past under-delivery. In Colchester, on the other hand, affordability indicators are generally below the regional average, and past delivery has generally met plan targets.
24. On that basis the OAHN Study recommends an upwards market signals adjustment of 15% to the starting-point figures for housing need in Braintree and Tendring. No market signals adjustment is recommended for Colchester. The recommended uplifts for Braintree and Tendring are substantial in both percentage and absolute terms, and in my view can be reasonably expected to improve affordability and housing delivery in those two areas. A suggested alternative approach, using uplift factors derived from national studies on the need for housing growth, does not reflect PPG's emphasis on how market signals adjustments will affect the local housing market.

Need arising in London and elsewhere

25. The analysis in the OAHN Study indicates that any increase in net migration to the NEAs based on forecasts prepared by the Greater London Authority [GLA] in 2013 would be very limited. The other evidence before me does not justify any additional adjustment to the housing need figures for North Essex to account for need arising in London, and no such adjustment has been requested by the GLA. No meaningful conclusions can be drawn from the evidence being prepared for the forthcoming examination of the new

London Plan until that examination has concluded. There is no evidence of any unmet need arising elsewhere that ought to be met in North Essex.

Affordable housing need

26. Affordable housing need in North Essex is calculated in accordance with PPG in the *Strategic Housing Market Assessment Update* December 2015 [SHMA]. The resulting figures are 212dpa for Braintree, 267dpa for Colchester and 151dpa for Tendring. These figures represent, respectively, around 30%, 29% and 27% of the overall housing requirement for each district as recommended in the OAHN Study.
27. The SHMA assumes that households are not regarded as needing affordable housing unless the cost to them of renting (or buying) in the private market would exceed 35% of gross household income. That 35% threshold reflects the existing situation in the housing market area, as demonstrated by evidence from household surveys and letting agents. However, it is relatively high in a national context, as evidence from other examinations shows. Thresholds of 25% to 30% are more common unless there is local evidence to show that a higher threshold is appropriate.
28. An appropriate measure is to compare the residual income available to lower-quartile income households when different thresholds are applied. Income levels in Braintree and Colchester are significantly higher than the national average. On the 2015 figures shown in Figure 2.9 of the SHMA, lower-quartile income households spending 35% of their gross household income on rent would be left with a residual income of £11,825 in Braintree and £11,017 in Colchester. At a national (England and Wales) level, those levels of residual income would equate, respectively, to expenditure of 24% and 29% of gross household income on rent. Against that national comparison, I consider that the local evidence supports a 35% threshold in Braintree and Colchester.
29. By contrast, income levels in Tendring are significantly lower than the national average. On the same 2015 figures, spending 35% of their gross household income on rent here would leave a lower-quartile income household with a residual income of only £8,582, some £1,500 below the corresponding figure for England and Wales. I consider that this discrepancy justifies use of a lower threshold of 30%, consistent with national benchmarks, for market housing affordability in Tendring. In view of existing local market conditions it would be unrealistic to set a lower threshold. This adjustment has the effect of increasing affordable housing need in Tendring to 278dpa⁸.

⁸ SHMA, Table A7.1d

30. Policies in the Section 1 and Section 2 plans set affordable housing requirements of 30%-40% in Braintree, and 30% in Colchester, Tendring and at the proposed GCs. Some additional affordable housing is likely to come forward on exception sites, or directly from affordable housing providers. On this basis there is a good prospect that affordable housing need will be met over the Plan period in Braintree and Colchester if their overall housing requirements are met in full, even after allowing for the fact that a proportion of sites will be exempt from the policy requirements.
31. In Tendring, however, affordable housing need of 278dpa represents around half the objectively-assessed need figure of 550dpa. Even after allowing for other sources of provision, that will not be delivered by an affordable housing requirement of 30%, and there is no evidence to show that a higher percentage requirement would be viable. In these circumstances PPG advises that an increase in the overall housing requirement should be considered where it could help deliver the required number of affordable homes.
32. However, Tendring's OAHN of 550dpa already requires annual housing delivery to more than double from the annual delivery rates experienced between 2010 and 2016. The need to make up the large shortfall in provision since the start of the Plan period will produce a substantial further increase in the required annual delivery rate, at least in the early years of the Plan period. Meeting that higher delivery rate will itself increase affordable housing provision significantly above that which would be derived from the OAHN alone. Moreover, given the scale of the uplift in delivery already required, it seems very unlikely that there would be effective demand for an even higher level of overall housing provision.
33. In these circumstances I consider that increasing the housing requirement for Tendring above 550dpa would be both unnecessary and ineffective in securing additional affordable housing provision in the foreseeable future. However, the need for such an increase should be considered again at the Plan's next review, based on up-to-date evidence of affordable need and an analysis of market and affordable housing delivery in the early years of the Plan period.

Review and recovery mechanisms

34. In view of my conclusions on the proposed GCs, it would be premature to reach any conclusions at this stage on whether review and recovery mechanisms need to be built into the Plan to deal with any future delays or shortfall in housing delivery.

Conclusions on housing need and requirements

35. The OAHN Study concludes that housing need for Braintree and Colchester is 716dpa and 920dpa respectively. For Braintree, 716dpa represents a 15% market signals uplift on its starting-point figure. As this exceeds the housing need figure of 702dpa derived from the EEFM, the OAHN Study assumes, correctly, that no additional adjustment is needed. The market signals uplift will itself provide enough dwellings to meet future labour demand. For Colchester, 920dpa is the figure derived from the EEFM economic model, with no further market signals adjustment required. I endorse those figures as representing the objectively-assessed housing need for Braintree and Colchester.
36. I have concluded above that 480dpa should be taken as the starting-point for assessing Tendring's housing need. Applying the 15% market signals adjustment recommended in the OAHN Study produces a round figure of 550dpa, which I conclude is the objectively-assessed housing need for Tendring. For the reasons given above I find no need to increase that figure to meet future labour demand or help deliver a higher proportion of the affordable housing need, although the need for such an increase should be reconsidered when the Plan is reviewed.
37. The housing requirement figures for each of the NEAs set out in submitted policy SP3 are the same as the figures which I have concluded represent their respective objectively-assessed housing needs. Accordingly, submitted policy SP3's housing requirements are soundly based.

Yours sincerely

Roger Clews

Inspector

Appendix 2

Chelmsford Housing Trajectory (2001-2013)

April 2018

	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2001-13
Completions	545	1046	731	773	483	520	756	638	200	234	235	274	6435
TCAAP Allocations													
North Chelmsford Area Action Plan													
SADPD Allocations													
Large Sites - Unallocated													
Small Sites - Unallocated													
Growth Area 1 - Central and Urban Chelmsford													
Growth Area 2 - North Chelmsford													
Growth Area 3 - South and East Chelmsford													
New Local Plan Windfall													
Market Housing Completions	439	952	473	520	386	461	497	413	140	180	212	247	4920
Affordable Housing Completions	106	94	258	253	97	59	259	225	60	54	23	27	1515
Total Completions	545	1046	731	773	483	520	756	638	200	234	235	274	6435
Projected Completions (including any actual completions for current year)													
Cumulative	545	1591	2322	3095	3578	4098	4854	5492	5692	5926	6161	6435	6435
Average Annual Completion Rate	545	796	774	774	716	683	693	687	632	593	560	536	536
Housing Target	700	700	700	700	700	700	700	700	700	700	700	700	8400
Monitor - No. dwellings above or below cumulative allocation	-155	191	222	295	78	-102	-46	-108	-608	-1074	-1539	-1965	-1965
Total Households in Chelmsford	64564	65610	66341	67114	67597	68117	68873	69511	69711	69945	70180	70454	70454

MONITOR - No. dwellings above or below cumulative allocation

MANAGE - Annual requirement taking account of past/projected completions

Chelmsford Housing Trajectory (2013-2036)
April 2018

	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2013-36	2013-21	2001-21
Completions	470	826	792	1002	1008																			4098	4098	10533
TCAAP Allocations						512	0	0	84	87	42	42	42	41	41									891	512	512
North Chelmsford Area Action Plan						244	574	544	371	118														1851	1362	1362
SADPD Allocations						211	19	92	127	6	6	5	5	4	4									479	322	322
Large Sites - Unallocated						114	115	177	65	0	12	12	12	12	12									531	406	406
Small Sites - Unallocated (including a windfall allowance to be made up to 220 pa for years 21/22 onwards)						124	316	16	1	0														457	456	456
Growth Area 1 - Central and Urban Chelmsford						0	222	102	581	400	277	277	277	277	277	177	177	177	177	176	64	63	63	3764	324	324
Growth Area 2 - North Chelmsford						0	116	93	144	250	471	471	470	470	470	514	513	513	513	513	493	492	492	6998	209	209
Growth Area 3 - South and East Chelmsford						0	0	15	65	150	107	107	106	106	106	80	80	80	80	80				1162	15	15
New Local Plan Windfall									121	220	100	100	100	100	100	100	100	100	100	100	100	100	100	1300	0	0
Market Housing Completions	408	576	739	776	792																			3291	3291	8211
Affordable Housing Completions	62	250	53	226	216																			807	807	2322
Total Completions	470	826	792	1002	1008																			4098	4098	10533
Projected Completions						1205	1362	1039	1559	1231	1015	1014	1012	1010	1010	871	870	870	870	869	657	655	655	17774	3606	3606
Cumulative	6905	7731	8523	9525	10533	11738	13100	14139	15698	16929	17944	18958	19970	20980	21990	22861	23731	24601	25471	26340	26997	27652	28307	28307	7704	14139
Average Annual Completion Rate	470	648	696	773	820	884	952	963	1029	1049	1046	943	1041	1039	1037	1027	1017	1009	1002	995	979	964	951	951	963	707
Housing Requirement	805	805	805	805	805	805	805	805	805	805	805	805	805	805	805	805	805	805	805	805	805	805	805	18515	6440	14840
Monitor - No. dwellings above or below cumulative completions	-335	-314	-327	-130	73	473	1030	1264	2018	2444	2654	2863	3070	3275	3480	3546	3611	3676	3741	3805	3657	3507	3357	3357	1264	-701
Total Households in Chelmsford	70924	71750	72542	73544	74552	75757	77119	78158	79717	80948	81963	82977	83989	84999	86009	86880	87750	88620	89490	90359	91016	91671	92326	92326	7704	78158

MONITOR - No. dwellings above or below cumulative allocation
MANAGE - Annual requirement taking account of past/projected completions

Five-Year Housing Land Supply Position Statement – April 2018

Using the agreed Objectively Assessed Housing Need (OAHN) number of 805 dwellings per annum, the City Council has updated the calculation of its five year housing requirement. This Position Statement demonstrates a five-year land supply (for the years 2018/19 to 2022/23) using the 5% additional buffer³⁰ or the emerging national Housing Delivery Test³¹.

Over the past five years 2013/14-2017/18, cumulative housing completions have exceeded the objectively assessed housing need for this period. Therefore, in light of this delivery record and the current surplus of supply, it is considered that a 20% additional buffer for persistent under delivery is not needed.

The five-year housing requirement is based on the following figures:

Objectively Assessed Housing Need	805 dwellings per annum or 4,025 over 5 years
Historic Shortfall/Surplus from the year 2013/14	+73
5% additional buffer	$4,025 - 73 = 3,952 + 5\% (198) = 4,150$ (830 dwellings per year)
Emerging National Housing Delivery Test	Housing requirement for past three years = 805 dwellings x 3 = 2,415 dwellings Housing Delivery for the past three years (2015/16-2017/18) = 2,802 dwellings = 116%

³⁰ As set out at Paragraph 47 of the National Planning Policy Framework (NPPF)

³¹ As set out at Paragraph 74 of the National Planning Policy Framework (NPPF) – Draft text for consultation (March 2018)

	<p>Therefore, add a 5% additional buffer:</p> $4,025 - 73 = 3,952 + 5\% (198) = 4,150 \text{ (830 dwellings per year)}$
--	---

As set out in the Housing Site Schedule April 2018 there is a supply of 6,396 dwellings forecast to be completed in the five-year period 2018/19 to 2022/23. On the basis of the five-year housing requirement and the forecasted housing supply the City Council can demonstrate a suitable supply of housing for the following number of years:

7.70 years (6,396 / 830)

Practice Note - April 2018

1. Introduction

1.1 This Practice Note sets out how the Council calculates its five-year housing land supply. It provides a transparent and publicly available explanation of how the Council:

- Calculates its five-year housing land supply.
- Assesses its supply of housing sites which underpins its five-year housing land supply position.

2 Housing Requirement

2.1 A housing requirement is needed to calculate a five-year land supply. The Council (together with Braintree, Colchester and Tendring Councils) commissioned an Objectively Assessed Housing Need Study (OAHN) Detailed analysis in the report affirms that a Housing Market Area (HMA) comprising Braintree, Chelmsford, Colchester and Tendring Council areas forms a sound basis for assessing housing need.

2.2 The OAHN report published in November 2016 uses the 2014 based national population and household projections together with an update to the Strategic Housing Market Assessment (SMHA) undertaken in December 2015. This shows that the objectively assessed housing need for Chelmsford is 805 homes per year.

2.3 The base date for the assessment is 2013.

3 Method of Calculation

Additional Buffer

- 3.1 From the base date of 2013/14, the Council has delivered a surplus of 73 dwellings. Therefore, it does not consider it necessary to add an additional 20% of housing to be delivered in the first five years.
- 3.2 A 5% additional buffer is added to ensure choice and competition in the market for land, in accordance with paragraph 47 of the National Planning Policy Framework (NPPF)

Calculation Formula for Chelmsford's five-year housing land supply

3.3 The calculation formula is as follows:

- Stage 1 Multiply housing target by five (years)
- Stage 2 Add historic shortfall or deduct historic surplus
- Stage 3 Add 5% to the sum of Stages 1 and 2 = Five year housing requirement
- Stage 4 Divide five year housing requirement by five (years) = Annual requirement
- Stage 5 Divide annual requirement by deliverable housing supply = Years of supply

4 Emerging National Housing Delivery Test and the Five-year Supply

Housing Delivery Test

- 4.1 The Housing Delivery Test (HDT) is the proposed annual measurement of housing delivery performance in a plan-making authority area.
- 4.2 The HDT is the percentage of measurement of the number of net homes delivered against the number of homes required in a plan-making authority area.

Housing Delivery Test (%) = Total net homes delivered over three year period

Total number of homes required over three year period

- 4.3 A Housing Delivery Test draft Measurement Rule Book (March 2018) provides a methodology for calculating the number of net homes delivered over a rolling three year period.

- 4.4 Regarding “other communal accommodation”, the draft Rule Book states the ratios will be based on the average number of adults in a household from England Census data against the number of bedrooms provided in communal accommodation. The Ministry of Housing, Communities and Local Government have confirmed that they will publish these ratios in due course. As these ratios have not yet been published, the Council has relied upon its own methodology, referenced in paragraph 5.2 below, to provide a net homes figure for care home units provided in the period 2017/2018.

Emerging 5 year supply

- 4.5 Paragraph 74 of the NPPF – Draft text for consultation (March 2018) states that Local Planning Authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years’ worth of housing against their housing requirement, or against their local housing need where the strategic plan is more than five years old.
- 4.6 The draft text for consultation states that the supply of specific deliverable sites should in addition include a buffer (moved forward from late in the plan period) of:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. This will be measured against the Housing Delivery Test, where this indicates delivery was below 85% of the housing requirement.

Calculation for the emerging national Housing Delivery Test

- 4.7 The calculation formula uses the emerging HDT to determine whether or not a 20% buffer will be required if the proposed draft NPPF requirements in paragraph 74 are implemented as currently drafted.

- | | |
|---------|--|
| Stage 1 | Multiply housing requirement by 3 (years) |
| Stage 2 | Divide net homes delivered 2015/16 – 2017/18 by Stage 1 to calculate HDT |
| Stage 3 | Multiply housing requirement by 5 (years) |
| Stage 4 | Add historic shortfall or deduct historic surplus |

Stage 5 Add 5% to the sum of Stages 5 = Five year housing requirement

5 Housing Supply

- 5.1 The Council produces and publishes a Housing Site Schedule which identifies specific sites which form the Council's housing supply. The Housing Site Schedule provides information which includes the planning status of sites, whether works have started and the projected phasing of the delivery of housing units on each site.
- 5.2 80% of approved care bed units are included within the Housing Site Schedule for the period 2017/2018. This reduction is considered reasonable to reflect the fact that not all new residents entering these care homes will free up homes located in the Chelmsford area.
- 5.3 The information in the Housing Site Schedule is collated and reviewed through the following methods:

Regular Site Visits

- 5.4 Sites on the Housing Site Schedule will receive regular site visits throughout the year. These are generally carried out by the following Council Officers:
- Development Management Planning Officers
 - Planning Policy Monitoring Officer
- 5.5 Development Management Planning Officers will visit sites periodically, especially the larger sites, if further planning applications are submitted or meetings are taking place on site. Planning Officers update the Planning Policy Monitoring Officer of progress on site.
- 5.6 The Planning Policy Monitoring Officer then makes regular visits, every quarter, to a selection of different sites. Sites selected to be visited will largely be those which are known to have commenced or those in a similar area. Both large and small sites are visited. Throughout the year most sites which have commenced will have at least one visit by the Planning Policy Monitoring Officer.

Information Received by Council Housing Enabling Officers

- 5.7 The Council's Housing Enabling Officer's receive regular updates from Registered Social Landlord's in respect of expected completions for affordable housing units within developments.
- 5.8 Housing Enabling Officers regularly update the Planning Policy Monitoring Officer with such information to assist with accurately projecting housing delivery rates. This, alongside site visits, helps to accurately monitor the delivery rates for affordable housing.

Information Received by Development Management Planning Officers

- 5.9 Development Management Planning Officers provide the Planning Policy Monitoring Officer with regular updates on site progress, especially in respect of the larger sites, and those with various reserved matter applications. The information received usually comes direct from the site developer.

Building Control Weekly Reports

- 5.10 The Planning Policy Monitoring Officer receives weekly reports of all Building Control Applications received, approved or completed. This gives an indication of starts and completions on sites. This enables the Planning Policy Monitoring Officer to take an informed view on the housing delivery rates within the Housing Site Schedule for sites which have commenced or when they are due to commence.

CIL Commencement Monthly Reports

- 5.11 The Planning Policy Monitoring Officer runs a monthly report which provides a summary of all developments where a CIL commencement notice has been received. This enables the Planning Policy Monitoring Officer to track all commencements and schedule site visits to monitor completions.

Annual Confirmation of Delivery Rates with Developers

- 5.12 Towards the end of the monitoring year the Planning Policy Monitoring Officer contacts promoters/landowners of larger development sites (predominately sites over 10 dwellings) setting out the Council's projected delivery rates for their site. The Developer/Agent of each site is asked to confirm or update these projected delivery rates and provide a reason for any changes. This informs the annual updating of the Housing Site Schedule.

Summary

- 5.13 The combination of the above methods enables the Council to use the best available information to calculate delivery rates within its annual Housing Site Schedule. The final version of this published in April/May of each year.

Housing Site Schedule April 2018

																				Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28		Years 2028/29 - 2032/33		Years 2033/34 - 2035/36	
2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable						
	Town Centre Area Action Plan Allocations																																		
1	Block M Former Marconi Works Chelmsford	570651	207195	CM1 1AQ	Chelmsford - Marconi	TCAAP19	N/A	56	0	56	0	Permission granted	16/00662/FUL approved 14/10/2016	N/A	Y	56				56															
2	University Campus Phase 2 part of Central Park and land at Park Road Chelmsford	570528	206940	CM1 1QN	Chelmsford - Moulsham and Central	TCAAP20	N/A	426	109	426	109	Permission granted	14/01470/FUL approved 06/02/2015 and 15/01309/FUL approved 23/12/2015	15/00520/FUL approved 27/05/2015	Y	426				318	108														
3	Land north west of Essex County Cricket Ground New Writtle Street Chelmsford	570616	206486	CM2 0PG	Chelmsford - Moulsham and Central	TCAAP14	N/A	357	45	295	45	Permission granted	13/00690/ETL approved 17/09/2013	15/00186/FUL approved 17/09/2015	Y	357										42	45			208					
4	24 Duke Street Chelmsford	570680	207001	CM1 1HL	Chelmsford - Moulsham and Central	TCAAP10 (part of)	N/A	84	10	84	10	Permission granted	14/01692/FUL approved 18/05/2015	15/00230/FUL approved 23/03/2015	N	84									74	10									
5	Ambulance Station Coval Lane Chelmsford	570156	206880	CM1 1TL	Chelmsford - Waterhouse Farm	TCAAP22	N/A	30	0	30	0	Permission granted	15/01462/FUL approved 02/03/2017	N/A	Y	30				30															
	SUB TOTAL																			404	108	0	0	0	0	74	10	42	45	208	0	0			
	North Chelmsford Area Action Plan																																		
6	Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 1	572237	210769	CM3 3FH	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N/A	181	63	37	3	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 13/00598/REM approved 01/07/2013, 14/01752/FUL approved 17/07/2015	Y		181			17	3	17													
7	Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 3c 3d and 5	572237	210769	CM3 3FU	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N/A	240	91	240	91	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 16/02194/REM approved 18/04/2017	Y		240			36	4	34	44	46	34	33	9								
8	Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 4	572237	210769	CM3 3FU	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N/A	27	0	27	0	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 14/01752/FUL approved 17/07/2015	Y		27			5		15		7											
9	Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 6	572237	210769	CM3 3FU	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N/A	128	44	128	44	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 14/01752/FUL approved 17/07/2015	Y		128					30	19	40	20	14	5								
10	Land east of North Court Road and north of Hospital Approach Broomfield	570537	211425	CM1 7FN	Broomfield - Broomfield and the Walthams	NCAAP1	N/A	165	58	165	58	Permission granted	13/00409/FUL approved 28/05/2014	13/00409/MAT/1 approved 06/03/2017	IN Oct 2016		165			18	18	40	40	36		13									
11	Land east of North Court Road and north of Hospital Approach Broomfield (Care Home)	570537	211425	CM1 7FN	Broomfield - Broomfield and the Walthams	NCAAP1	N/A	73	0	73	0	Permission granted	13/00409/FUL approved 28/05/2014	13/00409/MAT/2	IN submitted March 2017		73					73													
12	Land north of Copperfield Road (East portion) Chelmsford	569222	209373	CM1 4FL	Broomfield - Broomfield and the Walthams	NCAAP4	N/A	198	70	198	70	Permission granted	14/01672/OUT approved 8/11/2016	17/00189/REM approved 18/10/2017	IN Oct 2017		198			14		30	20	42	20	42	30								
13	Greater Beaulieu Park White Hart Lane Springfield - Phase 1 - Zone A	572714	210006	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	184	50	2	0	Permission granted	09/01314/EIA approved 07/03/2014	13/01795/REM approved 19/02/2015	Y, November 2014		184			2															
14	Greater Beaulieu Park White Hart Lane Springfield - Phase 1 - Zone E	572633	210088	CM1 6DF	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	198	59	198	59	Permission granted	09/01314/EIA approved 07/03/2014	16/01015/REM approved 20/03/2017	Y, November 2014		198			18	6	50	14	48	20	23	19								
15	Greater Beaulieu Park White Hart Lane Springfield - Phase 1 - Zone C1	572633	210088	CM1 6BY	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	199	74	140	56	Permission granted	09/01314/EIA approved 07/03/2014	15/02072/REM approved 10/03/2016	Y, November 2014		199			25	5	41	14	18	37										
16	Greater Beaulieu Park White Hart Lane Springfield - Phase 1 - Zone C2	572633	210088	CM1 6BY	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	122	18	122	18	Permission granted	09/01314/EIA approved 07/03/2014	16/01471/REM approved 01/12/2016	Y, November 2014		122							42	8	42	10	20							
17	Greater Beaulieu Park White Hart Lane Springfield - Phase 1 - Zone G	572633	210088	CM1 6DF	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	68	20	54	20	Permission granted	09/01314/EIA approved 07/03/2014	16/01015/REM approved 20/03/2017	Y, November 2014		68			34	20														
18	Greater Beaulieu Park White Hart Lane Springfield - Phase 2 - Zone F & I	571959	210018	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	254	76	254	76	Permission granted	09/01314/EIA approved 07/03/2014	16/00892/REM approved 09/02/2016 and 16/00893/FUL approved 18/05/2017	Y, November 2014		254			10	9	38	15	48	15	48	20	34	17						
19	Greater Beaulieu Park White Hart Lane Springfield - Phase 2- Zone H (JK)	572714	210006	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	213	58	213	58	Permission granted	09/01314/EIA approved 07/03/2014		Y, November 2014		213					32	8	48	15	48	15	27	20						
	SUB TOTAL																			179	65	400	174	375	169	263	108	81	37	0	0	0			
	Site Allocations Development Plan Document Allocations																																		
20	St Johns Hospital Wood Street (South) Chelmsford - Inland Homes	569970	204958	CM2 9FX	Chelmsford - Goat Hall	SAD11	N/A	101	24	4	0	Permission granted	12/01545/FUL approved 21/05/2013	N/A	Y	97		4		4															
21	Phase 3B Runwell Hospital Site Runwell Chase, Runwell	576001	195976	SS11 7FU	Rettondon - Rettondon & Runwell	SAD17	N/A	14	0	14	0	Permission granted	16/00684/FUL approved 19/08/2016	N/A	IN submitted Oct 2016		14			14															
22	Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 2	576223	195983	SS11 7XX	Rettondon - Rettondon & Runwell	SAD17	N/A	152	54	87	35	Permission granted	12/01480/OUT approved 21/11/2013	16/00300/REM approved 05/05/2016	Y	152			51	35	1														
23	Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 3	576223	195983	SS11 7XX	Rettondon - Rettondon & Runwell	SAD17	N/A	102	35	102	35	Permission granted	12/01480/OUT approved 21/11/2013	17/01320/REM	Y	102			60	24	7	11													
24	Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 4	576223	195983	SS11 7XX	Rettondon - Rettondon & Runwell	SAD17	N/A	102	35	102	35	Permission granted	12/01480/OUT approved 21/11/2013			102								60	27	7	8								
25	Former Runwell Hospital (St Lukes) Runwell Chase Runwell - Phase 5	576223	195983	SS11 7XX	Rettondon - Rettondon & Runwell	SAD17	N/A	103	36	103	36	Permission granted	12/01480/OUT approved 21/11/2013			103								5		56	36	6							
26	Morelands Industrial Estate, Tileworks Lane, Rettondon	575433	198261	CM3 8HB	Rettondon - Rettondon & Runwell	SAD16	N/A	24	0	24	0	Permission granted	14/01657/OUT approved 26/05/2015		N	24														24					
27	County Library Headquarters Goldlay Gardens Chelmsford	571120	206090	CM2 0EW	Chelmsford Town Area - Moulsham and Central	SAD3	CFS278	31	0	23	0	Permission granted	16/01389/FUL approved 28/11/2016	N/A	IN June 2017	Y				23															
28	Land between Back Lane and Old Church Road East Hanningfield	576794	200829	CM3 8BG	East Hanningfield Bicknacre and West Hanningfield	SAD20	N/A	20	10	20	10	Permission granted	16/00215/OUT approved 06/12/2016		N		20									10	10								

Housing Site Schedule April 2018

Planning and Development Committee - 2018/19																					Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28		Years 2028/29 - 2032/33		Years 2033/34 - 2035/36	
2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable							
	SUB TOTAL																			152	59	8	11	65	27	73	54	6	0	24	0	0				
Large Sites (Unallocated)																																				
29	Land at Days Garage Forestlyn and Rear of 76 to 98 Main Road Broomfield Chelmsford	570908	209542	CM1 7AA	Broomfield - Broomfield and the Walthams	NCAAP	N/A	37	7	37	7	Permission granted	16/01451/FUL approved 24/01/2017	N/A	Y, April 2017	37				1	30	7														
30	Burrows Electrical Wholesalers Railway Street Chelmsford	570414	207170	CM1 1QS	Chelmsford - Marconi	TCAAP	N/A	14	0	14	0	Permission granted	17/00142/FUL approved 28/06/2017	N/A	IN Feb 2018	14						14														
31	47 Broomfield Road Chelmsford	570317	207315	CM1 1SY	Chelmsford - Marconi	TCAAP	N/A	14	0	14	0	Permission granted	16/01145/FUL approved 30/09/2016	N/A	Y, Building Demolished Dec 2016	14								14												
32	Ashby House Brook Street Chelmsford	571048	207535	CM1 1UH	Chelmsford - Marconi	TCAAP	N/A	63	0	63	0	Prior approval required - approved	16/00587/COUPA approved 10/06/2016	N/A	N			63																		
33	Site rear of 30-34 Broomfield Road	570415	207239	CM1 1SW	Chelmsford - Marconi	TCAAP	N/A	20	0	20	0	Permission granted	14/01360/FUL approved 17/11/2014	N/A	Y	20			20																	
34	51A to 54A High Street Chelmsford	570978	206563	CM1 1EY	Chelmsford - Moulsham and Central	TCAAP	N/A	12	0	12	0	Prior approval not required	17/00769/CUPAO approved 28/06/2017	N/A	N			12																		
35	Moulsham Home 116-117 Moulsham Street Chelmsford	570364	205853	CM2 0JN	Chelmsford - Moulsham and Central	SAD	N/A	11	0	11	0	Permission granted	18/00047/FUL approved 05/03/2018	N/A	N	11			11																	
36	41 Springfield Road Chelmsford	571148	206718	CM2 6JE	Chelmsford - Moulsham and Central	TCAAP	N/A	48	0	48	0	Prior approval required - approved	16/01872/COUPA approved 06/12/2016	N/A	IN January 2018			48																		
37	31-37 Springfield Road Chelmsford	571123	206694	CM2 6JE	Chelmsford - Moulsham and Central	TCAAP	N/A	18	0	18	0	Prior approval required - approved	16/01855/COUPA approved 05/12/2016	N/A	IN January 2018			18																		
38	Royal & Sunalliance Parkview House Victoria Road South	570582	206803	CM1 1NG	Chelmsford - Moulsham and Central	TCAAP	N/A	45	0	45	0	Permission granted	15/01651/MAT/1 approved 19/08/2016	N/A	Y (See 17/01984/CLEUD)			45												45						
39	Royal & Sunalliance Parkview House Victoria Road South	570582	206803	CM1 1NG	Chelmsford - Moulsham and Central	TCAAP	N/A	15	0	15	0	Permission granted	15/01590/MAT/1 approved 19/08/2016	N/A	Y			15												15						
40	The Snip 9 Victoria Road Chelmsford	570769	207167	CM1 1NZ	Chelmsford - Moulsham and Central	TCAAP	N/A	11	0	11	0	Permission granted	16/00431/FUL approved 17/06/2016	16/00431/MAT approved 12/04/2017	Y May 2017	11			11																	
41	St Marks Centre Cottage Place Chelmsford	570755	207025	CM1 1NL	Chelmsford - Moulsham and Central	TCAAP	N/A	10	0	10	0	Permission granted	17/01191/FUL approved 11/01/2018	N/A	IN Feb 2018	10						10														
42	101 New London Road Chelmsford	570720	206392	CM2 0PP	Chelmsford - Moulsham and Central	TCAAP	N/A	14	0	14	0	Permission granted	16/00576/FUL approved 29/07/2016	N/A	N			14																		
43	Moulsham Lodge Community Centre Waltham Glen Chelmsford	571235	205408	CM2 9EL	Chelmsford Town Area - Moulsham Lodge	SAD	CFS275	26	0	26	0	Permission granted	17/00625/FUL approved 23/09/2017	N/A	IN December 2017	26						26														
44	Rosehart Properties Ltd Block B Chelmsford Office and Technology Park (BAE)	572947	204010	CM2 8HN	Great Baddow - Great Baddow East	SAD	N/A	65	0	65	0	Prior approval not required	14/02000/COUPA approved 30/01/2015	N/A	N	65							65													
45	Miami Hotel Princes Road Chelmsford	570082	205392	CM2 9AJ	Chelmsford Town Area - Goat Hall	SAD	N/A	58	0	58	0	Permission granted	16/02231/FUL approved 24/03/2017	16/02231/MAT/1 approved 30/11/2017	Y, July 2017	58			58																	
46	Garages rear of 24 Cherry Garden Road Great Waltham	569387	213242	CM3 1DJ	Great Waltham - Broomfield and The Walthams	NCAAP	N/A	10	10	10	10	Permission granted	15/00838/FUL approved 11/11/2015	N/A	N	10						10														
47	Brook Farm Riding Stables Stock Road Stock Billericay	568701	197445	CM4 9PH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	10	0	10	0	Permission granted	17/02001/FUL approved 01/03/2018	N/A	N	10						10														
48	Writtle Community Association 12-14 Redwood Drive Writtle	566922	206121	CM1 3LY	Writtle	SAD	MON/00279 /14	13	0	13	0	Permission granted	17/00780/FUL approved 15/03/2018	N/A	N	3		10					13													
49	The Lordship Stud Writtle College Back Road Writtle	567177	206409	CM1 3PD	Writtle	SAD	N/A	17	6	17	6	Permission granted	15/01855/FUL approved 16/08/2016	N/A	IN January 2018	17			8		3	6														
	SUBTOTAL																			107	7	109	6	167	10	65	0	0	0	60	0	0				
Small Sites (Unallocated)																																				
50	Workshop Main Road Woodham Ferrers Chelmsford	579868	199001	CM3 8RN	Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	2	0	2	0	Permission granted	16/01563/FUL approved 25/10/2016	N/A	IN December 2017	2						2														
51	Land Between Sunray and Anchor House Main Road Woodham Ferrers	579619	200035	CM3 8RN	Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	15/00686/OUT approved 23/06/2015	17/01158/REM approved 16/08/2017	Y Oct 2017		1																			
52	Barn Opposite 2 Bulls Lodge Cottages Generals Lane Boreham	573765	210247	CM3 3HN	Boreham - Boreham and the Leighs	NCAAP	N/A	1	0	1	0	Permission granted	16/01828/FUL approved 30/06/2017	N/A	Y, October 2017			1																		
53	Boreham Village Store Main Road Boreham	575314	210039	CM3 3JG	Boreham - Boreham and the Leighs	SAD	N/A	5	0	5	0	Permission granted	17/00240/FUL approved 05/05/2017	N/A	IN July 2017	5						5														
54	The Cock Inn Main Road Boreham	576102	210486	CM3 3AA	Boreham - Boreham and the Leighs	SAD	N/A	1	0	1	0	Permission granted	17/01572/FUL approved 24/11/2017		Y	1			1																	
55	The Cock Inn Main Road Boreham	576102	210486	CM3 3AA	Boreham - Boreham and the Leighs	SAD	N/A	5	0	5	0	Permission granted	14/01170/FUL approved 17/10/2014	14/01171/LBC approved 17/10/2014	Y	2		3																		
56	Land adjacent 1 Janes Cottages Main Road Boreham	575031	209886	CM3 3HG	Boreham - Boreham and the Leighs	SAD	N/A	1	0	1	0	Permission granted	16/00224/FUL approved 26/04/16	N/A	N		1					1														
57	Land Between 137 and 141 Main Road Great Leighs	572922	217601	CM3 1NP	Great and Little Leighs - Borehams and the Leighs	SAD	N/A	1	0	1	0	Permission granted	16/00271/FUL approved 25/05/2016	N/A	BR submitted March 2017		1					1														
58	Helvellyn Moulsham Hall Lane Great Leighs	572910	218891	CM3 1LZ	Great and Little Leighs - Borehams and the Leighs	SAD	CFS204 (part of)	9	0	9	0	Permission granted	16/00520/FUL approved 21/09/2016	N/A	Y			10	1																	
59	Land at 51 Main Road Great Leighs	572509	216648	CM3 1ND	Great and Little Leighs - Borehams and the Leighs	SAD	N/A	1	0	1	0	Permission granted	15/01589/FUL approved 26/11/2015	N/A	N		1					1														
60	Site at Hobbesfield Hornells Corner Little Leighs	572012	218829	CM3 1QN	Boreham - Boreham and the Leighs	SAD	N/A	1	0	1	0	Permission granted	15/00212/FUL approved 09/04/2015	N/A	Y, Jan 18		1																			
61	Site at 48 Ridley Road Broomfield Chelmsford	570969	209786	CM1 7AR	Broomfield - Broomfield and the Walthams	NCAAP	N/A	1	0	1	0	Permission granted	16/00101/FUL approved 17/03/2016	N/A	Y, Jan 18		1																			
62	89 Widford Road Chelmsford	569537	205106	CM2 8SY	Chelmsford - Goat Hall	SAD	N/A	8	0	8	0	Permission granted	17/01549/FUL approved 26/10/2017	N/A	IN March 2018		9		1			8														

Housing Site Schedule April 2018

Housing Site Schedule April 2024																					Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28		Years 2028/29 - 2032/33		Years 2033/34 - 2035/36	
2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable							
63	Site at 71 to 73 Wood Street Chelmsford	570049	205067	CM2 9BQ	Chelmsford - Goat Hall	SAD	N/A	1	0	1	0	Permission granted	17/01118/FUL approved 10/08/2017	N/A	N	1						1														
64	Haven Orchard Goat Hall Lane Chelmsford	569706	202926	CM2 8PH	Chelmsford - Goat Hall	SAD	N/A	2	0	2	0	Permission granted	15/01989/FUL approved 15/07/2016	N/A	N	3			1			2														
65	Land North West of 12 Widford Close Chelmsford	569643	205393	CM3 8TA	Chelmsford - Goat Hall	SAD	N/A	1	0	1	0	Permission granted	16/00139/FUL approved 24/03/2016	N/A	N		1																			
66	40A Maltese Road Chelmsford	570077	207542	CM1 2PA	Chelmsford Town Area - Marconi	SAD	N/A	1	0	1	0	Permission granted	17/02133/FUL approved 31/01/2018	N/A	N			1																		
67	Site at 89 Rectory Lane Chelmsford	570675	207558	CM1 1RF	Chelmsford Town Area - Marconi	TCAAP	N/A	3	0	3	0	Permission granted	17/01223/FUL approved 29/09/2017	N/A	N				4	1		3														
68	25 Townfield Street Chelmsford	570554	207238	CM1 1QJ	Chelmsford Town Area - Marconi	TCAAP	N/A	4	0	4	0	Permission granted	17/00146/FUL approved 21/04/2017	N/A	N				4			4														
69	90B Broomfield Road Chelmsford	570430	207483	CM1 1S5	Chelmsford Town Area - Marconi	TCAAP	N/A	3	0	3	0	Prior approval not required	17/00378/CUPAO approved 21/04/2017	N/A	N			3				3														
70	43A Broomfield Road Chelmsford (alterations to create 3rd floor)	570359	207279	CM1 1SY	Chelmsford - Marconi	TCAAP	N/A	8	0	8	0	Permission granted	16/01092/FUL approved 02/09/2016	N/A	Y Feb 2018	8				8																
71	Land Rear of 43-43A Broomfield Road Chelmsford	570345	207286	CM1 1SY	Chelmsford - Marconi	TCAAP	N/A	4	0	4	0	Permission granted	16/01482/FUL approved 10/11/2016	N/A	Y March 2018	4				4																
72	Anchor Works Glebe Road Chelmsford	570534	207246	CM1 1QQ	Chelmsford - Marconi	TCAAP	N/A	2	0	2	0	Permission granted	15/01868/FUL approved 12/02/2016	N/A	Y, March 2017		2																			
73	Block 32-37 Glebe Road Chelmsford	570489	207362	CM1 1QG	Chelmsford - Marconi	TCAAP	N/A	2	0	2	0	Permission granted	16/01590/FUL approved 31/10/2016	N/A	IN Submitted April 2017	2				2																
74	Land at Langcliffe Rainsford Road Chelmsford	569850	207404	CM1 2PD	Chelmsford - Marconi	SAD	N/A	2	0	2	0	Permission granted	18/00101/FUL approved 29/03/2018	N/A	N	1		1				2														
75	7-13 Rainsford Road Chelmsford	570262	207149	CM1 2PZ	Chelmsford - Marconi	TCAAP	N/A	1	0	1	0	Permission granted	15/01715/FUL approved 04/03/2016	N/A	N				1																	
76	22 Rainsford Road Chelmsford	570256	207185	CM1 2QD	Chelmsford - Marconi	TCAAP	N/A	4	0	4	0	Permission granted	15/01512/FUL approved 11/11/2015	N/A	IN March 2018	3		1		4																
77	Land Rear of 9 Langdale Gardens Chelmsford	571420	205869	CM2 9QH	Chelmsford Town Area - Moulsham and Central	SAD	N/A	2	0	2	0	Permission granted	17/01212/FUL approved 01/03/2018	N/A	N		2					2														
78	15 Van Diemens Lane Chelmsford	571477	205791	CM2 9QJ	Chelmsford Town Area - Moulsham and Central	SAD	N/A	1	0	1	0	Permission granted	17/00316/FUL approved 13/04/2017	N/A	N		1					1														
79	Rivers House 129 Springfield Road Chelmsford	571384	206965	CM2 6JL	Chelmsford - Moulsham and Central	TCAAP	N/A	4	0	4	0	Permission granted	16/02281/FUL approved 08/03/2017	N/A	N	4					4															
80	Site at 18-20 Springfield Road Chelmsford	571066	206642	CM2 6FA	Chelmsford - Moulsham and Central	TCAAP	N/A	6	0	6	0	Prior approval not required	15/02046/COUPA approved 08/07/2016	N/A	N			6				6														
81	Site rear of 139 to 141 Springfield Road Chelmsford	571410	206999	CM2 6JW	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	16/02157/FUL approved 01/02/2017	N/A	N	1						1														
82	101A Moulsham Street Chelmsford	570462	205886	CM2 0JG	Chelmsford - Moulsham and Central	TCAAP	N/A	9	0	9	0	Permission granted	17/01476/FUL approved 23/11/2017	N/A	N	10			1			9														
83	Site at 190 Moulsham Street Chelmsford	570798	206337	CM2 0LG	Chelmsford - Moulsham and Central	TCAAP	N/A	2	0	2	0	Permission granted	16/01565/FUL approved 14/02/2017	N/A	N	2					2															
84	28-31 Moulsham Street Chelmsford	570883	206386	CM2 0HX	Chelmsford - Moulsham and Central	TCAAP	N/A	4	0	4	0	Prior approval not required	15/02044/COUPA approved 08/07/2016	N/A	Y Oct 2017			4																		
85	181 Moulsham Street Chelmsford	570738	206294	CM2 0LD	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Permission granted	17/02102/FUL approved 09/03/2018	N/A	N		5					5														
86	Site rear of 50A - 50B Moulsham Street Chelmsford	570784	206263	CM2 0HY	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	17/00719/FUL approved 03/07/2017	N/A	BR submitted Oct 2017			1																		
87	42 Moulsham Street Chelmsford	570814	206321	CM2 0HY	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	17/00401/FUL approved 10/05/2017	N/A	N			1				1														
88	23-27 Moulsham Street, Chelmsford	570904	206397	CM2 0XQ	Chelmsford - Moulsham and Central	TCAAP	N/A	9	0	9	0	Prior approval required - approved	16/01603/COUPA approved 07/11/2016	N/A	N			9				9														
89	Land Adjacent 44 Mildmay Road Chelmsford Essex	570962	206232	CM2 0DZ	Chelmsford - Moulsham and Central	TCAAP	N/A	1	0	1	0	Permission granted	15/01094/FUL approved 30/09/2015	N/A	N	1					1															
90	37 Shrublands Close Chelmsford	571308	207002	CM2 6LR	Chelmsford - Moulsham and Central	TCAAP	N/A	3	0	3	0	Permission granted	17/00351/FUL approved 04/07/2017	N/A	N		4		1			3														
91	Land South East of Riverbank Court Shrublands Close Chelmsford	571250	206918	CM2 6WY	Chelmsford - Moulsham and Central	TCAAP	N/A	3	0	3	0	Permission granted	12/00917/FUL approved 25/07/2012	N/A	Y	3					3															
92	Ground First and Second Floors Bank Chambers New Street Chelmsford	570897	206895	CM1 1BA	Chelmsford - Moulsham and Central	TCAAP	N/A	6	0	6	0	Prior approval not required	18/00145/CUPAO approved 16/03/2018	N/A	N		6																			
93	Basement Bank Chambers New Street Chelmsford	570897	206895	CM1 1BA	Chelmsford - Moulsham and Central	TCAAP	N/A	2	0	2	0	Prior approval not required	18/00144/CUPAP approved 16/03/2018	N/A	N		2																			
94	32-33 New Street Chelmsford	570885	207165	CM1 1PH	Chelmsford - Moulsham and Central	TCAAP	N/A	2	0	2	0	Permission granted	15/00774/FUL approved 20/08/2015	N/A	BR submitted June 2017	2					2															

Housing Site Schedule April 2018

Housing Site Schedule April 2024																				Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28		Years 2028/29 - 2032/33		Years 2033/34 - 2035/36	
2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable						
95	54 New Street Chelmsford	570893	206953	CM1 1NE	Chelmsford - Moulsham and Central	TCAAP	N/A	4	0	4	0	Permission granted	17/00577/FUL approved 16/06/2017	N/A	Y, October 2017			4		4															
96	Land at 30-30A Orchard Street, Chelmsford	570812	206263	CM2 0HD	Chelmsford - Moulsham and Central	TCAAP	N/A	2	0	2	0	Permission granted	16/00436/FUL approved 31/05/2016	N/A	IN Submitted April 2016		2			2															
97	1 and 2 Upper Chase Chelmsford	570043	205839	CM2 0BN	Chelmsford - Moulsham and Central	TCAAP	N/A	2	0	2	0	Permission granted	16/00881/FUL approved 19/07/2016	N/A	N			2			2														
98	Dukesmead House 39 High Street Chelmsford	571019	206629	CM1 1BE	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Prior approval not required	15/02045/COUPA approved 08/07/2016	N/A	N			5			5														
99	Site at 218 New London Road Chelmsford	570088	205605	CM2 9AE	Chelmsford - Moulsham and Central	SAD	N/A	1	0	1	0	Permission granted	17/01712/FUL approved 12/01/2018	N/A	N			1			1														
100	Chelmsford Club 108 New London Road	570583	206338	CM2 0RG	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	3	0	Permission granted	14/01406/FUL approved 28/11/2014	N/A	Y	1		4		3															
101	Roadstar Tyre and Exhaust Centre New Writtle Street Chelmsford	570714	206334	CM2 0SB	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Permission granted	17/00207/FUL approved 16/06/2017	N/A	N	5					5														
102	2 and 3 Duke Street	570808	206895	CM1 1HL	Chelmsford - Moulsham and Central	TCAAP	N/A	2	0	2	0	Permission granted	15/00869/FUL approved 12/08/2015	N/A	IN December 2017			2		2															
103	22A Duke Street, Chelmsford	570720	206997	CM1 1HS	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Permission granted	15/01231/FUL approved 03/11/2015	N/A	IN Aug 2017	5				5															
104	1 & 2 Anchor Street Chelmsford	570509	206182	CM2 0JY	Chelmsford - Moulsham and Central	TCAAP	N/A	2	0	2	0	Permission granted	15/00439/FUL approved 19/05/2015	N/A	N			2			2														
105	185 New London Road Chelmsford	570389	206088	CM2 0AE	Chelmsford - Moulsham and Central	TCAAP	N/A	5	0	5	0	Permission granted	15/01038/FUL approved 07/12/2015	N/A	N	5					5														
106	Land East of 2 St Mildreds Road Chelmsford	570626	205643	CM2 9PU	Chelmsford - Moulsham and Central	SAD	N/A	1	0	1	0	Permission granted	16/01686/FUL approved 20/12/2016	N/A	N		1				1														
107	Site at 15 Cypress Drive Chelmsford	571243	204977	CM2 9LT	Chelmsford - Moulsham Lodge	SAD	N/A	1	0	1	0	Permission granted	17/00544/FUL approved 17/05/2017	N/A	Y, December 2017		1			1															
108	Land at 64 Cypress Drive Chelmsford	571228	204841	CM2 9LU	Chelmsford - Moulsham Lodge	SAD	N/A	1	0	1	0	Permission granted	16/00717/FUL approved 20/06/2016	N/A	N		1				1														
109	Land Adjacent 19 Darrell Close Chelmsford	570539	208939	CM1 4EL	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	17/01112/FUL approved 16/02/2018	N/A	N		2				2														
110	299 Broomfield Road Chelmsford	570634	208958	CM1 4DU	Chelmsford - Patching Hall	SAD	N/A	8	0	8	0	Permission granted	16/01622/FUL approved 15/12/2016	N/A	N	8					8														
111	76A Kings Road Chelmsford	570018	208056	CM1 4HP	Chelmsford - Patching Hall	SAD	N/A	1	0	1	0	Permission granted	17/01355/FUL approved 04/12/17	N/A	IN January 2018		1				1														
112	Land at 45 Eves Crescent Chelmsford	570198	208209	CM1 4HS	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	16/00035/FUL approved 08/02/2016	N/A	IN Feb 2017		2				2														
113	Site at 150 Broomfield Road Chelmsford	570432	208167	CM1 1RN	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	17/00810/FUL approved 29/06/2017	N/A	N			2			2														
114	Land rear of 269A and 269B Broomfield Road Chelmsford	570513	208764	CM1 4DP	Chelmsford - Patching Hall	SAD	N/A	2	0	2	0	Permission granted	17/00777/FUL approved 29/06/2017	N/A	Y Jan 2017	2				2															
115	Site at 2 Medway Close Chelmsford	568842	207663	CM1 2LH	Chelmsford Town Area - St Andrews	SAD	N/A	1	0	1	0	Permission granted	17/01349/FUL approved 21/09/2017	N/A	N		1				1														
116	61 Queensland Crescent Chelmsford	569008	208340	CM1 2DZ	Chelmsford Town Area - St Andrews	SAD	N/A	2	0	2	0	Permission granted	17/02008/FUL approved 08/03/2018	N/A	N		2				2														
117	Land at Canterbury Way Chelmsford	569406	207708	CM1 2XN	Chelmsford - St Andrews	SAD	N/A	2	0	2	0	Permission granted	17/00218/FUL approved 06/06/2017	N/A	Y, September 2017		2				2														
118	Site at 89 Humber Road, Chelmsford	571360	208257	CM1 7PF	Chelmsford Town Area - The Lawns	SAD	N/A	1	0	1	0	Permission granted	17/00976/FUL approved 16/08/2017	N/A	N		1				1														
119	21 Seven Ash Green Chelmsford	571440	208043	CM1 7SE	Chelmsford - The Lawns	SAD	N/A	2	0	2	0	Permission granted	15/01353/FUL approved 12/10/2015	N/A	N		3		1		2														
120	Land at 34 Peel Road Chelmsford	572577	207755	CM2 6AH	Chelmsford - Trinity	SAD	N/A	2	0	2	0	Permission granted	17/01487/FUL approved 19/10/2017	N/A	IN Feb 2018		2				2														
121	Land rear of 270 to 272 Springfield Road Chelmsford	572334	207721	CM2 6AS	Chelmsford - Trinity	TCAAP	N/A	2	0	1	0	Permission granted	13/00996/FUL approved 11/09/2013	N/A	Y			1			1														
122	144 Coval Lane Chelmsford	570031	206787	CM1 1TQ	Chelmsford - Waterhouse Farm	SAD	N/A	1	0	1	0	Permission granted	17/01970/FUL approved 12/01/2018	N/A	IN Feb 2018			1			1														
123	Land West of Thetford Court Forest Drive Chelmsford	569229	206387	CM1 2UT	Chelmsford - Waterhouse Farm	SAD	N/A	1	0	1	0	Permission granted	16/01614/FUL approved 31/10/2016	N/A	N		1				1														
124	Site at 53 Writtle Road Chelmsford	569460	205879	CM1 3BS	Chelmsford - Waterhouse Farm	SAD	N/A	1	0	1	0	Permission granted	15/01524/FUL approved 05/01/2016	N/A	Y Jan 2018		1				1														
125	Barn Brick Barns Farm Mashbury Road Chignal St James	568358	208954	CM1 4UA	Chignal - Chelmsford Rural West	SAD	CFS182 (part of)	1	0	1	0	Permission granted	17/01405/FUL approved 26/10/2017	N/A	Y December 2017				1			1													
126	Land between Marshalls and 4 Ash Rise Chignal Road Chignal Smealy	568028	210987	CM1 4SY	Chignal - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	15/01748/FUL approved 11/05/2016	N/A	N		1				1														
127	Poplar Farm Bicknacre Road Danbury Chelmsford	578276	203754	CM3 4EP	Danbury - Little Baddow Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	17/00403/FUL approved 28/04/2017	N/A	N			1			1														
128	Land Between 83 and 87 Mill Lane Danbury Chelmsford	579033	204918	CM3 4HY	Danbury - Little Baddow Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	17/01930/FUL approved 05/01/2018	N/A	N		1				1														
129	Site at Hyde Farm Nursery Hyde Lane Danbury	579880	203593	CM3 4LN	Danbury - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	16/01881/OUT approved 22/12/2016		N	1					1														
130	Danbury Medical Centre 7 Eves Corner Danbury	578464	205221	CM3 4QA	Danbury - Little Baddow, Danbury and Sandon	SAD	N/A	7	0	2	0	Permission granted	16/01059/FUL approved 30/09/2016	N/A	Y May 2017	7				2															

Housing Site Schedule April 2018

2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28	Years 2028/29 - 2032/33	Years 2033/34 - 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
131	86 Main Road Danbury Chelmsford	577774	205352	CM3 4DH	Danbury - Little Baddow, Danbury and Sandon	SAD	N/A	9	0	9	0	Permission granted	15/01117/FUL approved 16/09/2015	N/A	N	9							9									
132	Danbury Park Farm Woodhill Road Danbury	576515	204909	CM3 4AL	Danbury - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Prior approval required - approved	15/01799/COUPA approved 22/12/2015	N/A	N			1					1									
133	Woodend Cat Hotel 77 Hopping Jacks Lane Danbury Chelmsford	578969	205616	CM3 4PD	Danbury, Little Baddow, Danbury & Sandon	SAD	N/A	1	0	1	0	Appeal Allowed	14/01240/FUL approved 12/08/2015 at appeal	N/A	N	1							1									
134	24 Main Road Danbury Chelmsford CM3 4NQ	578190	205223	CM3 4NQ	Danbury, Little Baddow, Danbury & Sandon	SAD	N/A	1	0	1	0	Permission granted	15/01722/FUL approved 23/12/2015	N/A	Y, June 2017		2		1	1												
135	24 Butts Lane Danbury Chelmsford	578536	205155	CM3 4NP	Danbury, Little Baddow, Danbury & Sandon	SAD	N/A	8	0	8	0	Permission granted	15/00579/FUL approved 29/04/2016	N/A	Y Nov 2017	8				8												
136	Barn 2 Land Rear of the Gables Bicknacre Road East Hanningfield	577121	201514	CM3 8AN	East Hanningfield Bicknacre and West Hanningfield	SAD	N/A	1	0	1	0	Prior approval required - approved	18/00210/CUPAQ approved 27/03/2018	N/A	N							1										
137	Land rear of the Gables Bicknacre Road East Hanningfied	577108	201536	CM3 8AN	East Hanningfield Bicknacre and West Hanningfield	SAD	N/A	1	0	1	0	Prior approval required - approved	17/01087/CUPAQ approved 30/08/2017	N/A	N							1										
138	Little Claydons Old Southend Road Howe Green Chelmsford	574962	201656	CM2 7TB	East Hanningfield Bicknacre and West Hanningfield	SAD	N/A	1	0	1	0	Prior approval required - approved	15/00888/COUPA approved 07/07/2015	N/A	N								1									
139	Former Piggery Building Highfields Farm Highfields Mead East Hanningfield	576914	201760	CM3 8AW	East Hanningfield Bicknacre and West Hanningfield	SAD	N/A	3	0	3	0	Prior approval required - approved	16/00015/COUPA approved 02/03/2016	N/A	IN March 2018							3										
140	Site at 45 Pym's Road Galleywood Chelmsford	570703	203110	CM2 8PY	Galleywood - Galleywood	SAD	N/A	1	0	1	0	Permission granted	17/01518/FUL approved 06/11/2017	N/A	N		1					1										
141	Land at Littlemead The Common Galleywood	570502	202615	CM2 8JX	Galleywood - Galleywood	SAD	N/A	1	0	1	0	Permission granted	16/00966/FUL approved 05/10/2016	N/A	N		1					1										
142	Barn at Little Mascalls West Hanningfield Road Great Baddow	573147	202504	CM2 7SY	Galleywood - Galleywood	SAD	N/A	1	0	1	0	Permission granted	18/00081/FUL approved 16/03/2018	N/A	Y, March 2018	1				1												
143	Land at 80A Brook Lane Galleywood	572085	203350	CM2 8NN	Galleywood - Galleywood	SAD	N/A	1	0	1	0	Permission granted	14/01759/OUT approved 07/07/2015	17/01106/REM approved 21/08/2017	Y, Oct 2017		1			1												
144	All Oak and Hardwood Ltd Mapletree Works Brook Lane Galleywood	572497	203316	CM2 7SX	Galleywood - Galleywood	SAD	N/A	1	0	1	0	Permission granted	15/01563/FUL approved 19/01/2016	N/A	Y, May 2016			1														
145	Land South of 17 Galleywood Road Great Baddow Chelmsford	572276	204716	CM2 8DH	Great Baddow - Great Baddow West	SAD	N/A	1	0	1	0	Permission granted	17/00017/OUT approved 01/03/2018	N/A	N		1							1								
146	Land Rear of 23 Sawkins Avenue Great Baddow	571528	204810	CM2 9SB	Great Baddow - Great Baddow West	SAD	N/A	1	0	1	0	Permission granted	15/00199/FUL approved 21/01/2016	N/A	Y July 2017		1															
147	Bell House, Bell Street Great Baddow Chelmsford	572898	204873	CM2 7JS	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	17/00662/FUL approved 01/06/2017	N/A	N							1										
148	Land adjacent 64 Longmead Avenue Great Baddow	572961	205380	CM2 7EY	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	17/01453/FUL approved 22/09/2017	N/A	Y, Jan 2018		1				1											
149	School House The Bringeay Great Baddow Chelmsford	573268	204711	CM2 7JW	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	15/00745/FUL approved 12/08/2015	N/A	Y, September 2017			2		1	1											
150	Land at Elmwood House The Bringeay Great Baddow	573250	204753	CM2 7QY	Great Baddow - Great Baddow East	SAD	N/A	1	0	1	0	Permission granted	16/00201/FUL approved 13/04/2016	N/A	N		1					1										
151	Land North West of 346 Baddow Road Chelmsford	571917	205550	CM2 9RA	Great Baddow - Great Baddow East	SAD	N/A	9	0	9	0	Permission granted	17/01666/FUL approved 22/11/2017	N/A	N		9					9										
152	Chamberlains Farm Sporhams Lane Sandon	576127	203968	CM3 4AJ	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	4	0	4	0	Permission granted	15/01900/OUT approved 15/06/2016	N/A	N	4							4									
153	Land East of Howe Green Cottage Southend Road Howe Green	574542	203277	CM2 7TE	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	16/00172/OUT approved 01/07/2016		N		1					1										
154	Sandon Garage Southend Road Howe Green	574639	202275	CM2 7TD	Sandon - Little Baddow, Danbury and Sandon	SAD	N/A	6	0	6	0	Permission granted	16/00437/FUL approved 16/08/2016	N/A	Y, March 2017	6				6												
155	Buildings at Wakerings Farm Leighs Farm Great Leighs	573426	214476	CM3 3NH	Great and Little Leighs - Borehams and the Leighs	SAD	N/A	3	0	3	0	Permission granted	17/00208/FUL approved 08/11/2017	N/A	N							3										
156	Land West of Gubbions Hall Farm Banters Lane Great Leighs	573578	217819	CM3 1PS	Great and Little Leighs - Borehams and the Leighs	SAD	N/A	1	0	1	0	Permission granted	16/01961/FUL approved 29/03/2017	N/A	Y Aug 2017		1															
157	Land at 37 Main Road Great Leighs Chelmsford	572362	216536	CM3 1NB	Great and Little Leighs - Borehams and the Leighs	SAD	N/A	1	0	1	0	Permission granted	17/01365/FUL approved 16/10/2017	N/A	Y, Nov 2017		1															
158	Land South West of 203 Main Road Great Leighs Chelmsford	573129	218062	CM3 1NS	Great and Little Leighs - Borehams and the Leighs	SAD	CFS76	1	0	1	0	Permission granted	17/00111/OUT approved 11/05/2017		N		1					1										
159	Land North East of Liley Farm School Lane Great Leighs	572480	217692	CM3 1NL	Great and Little Leighs - Borehams and the Leighs	SAD	N/A	2	0	2	0	Permission granted	17/00061/FUL approved 10/03/2017	N/A	N							2										
160	Land North of Well House Farm Little Green Road Great Waltham Chelmsford	570037	215621	CM3 1BT	Great Waltham - Broomfield and The Walthams	SAD	N/A	2	0	2	0	Prior approval required - approved	17/01858/CUPAPA approved 18/12/2017	N/A	N								2									

Housing Site Schedule April 2018

2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28	Years 2028/29 - 2032/33	Years 2033/34 - 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
161	Greenend Farm Dunmow Road North End	565810	218388	CM6 3PS	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	17/00601/FUL approved 19/06/2017	N/A	Y Aug 2017			1		1												
162	Greenend Farm Dunmow Road North End	565829	218378	CM6 3PS	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	17/00604/FUL approved 19/06/2017	N/A	N				1													
163	Barn South of Poulters Farm Ringtail Green Ford End Chelmsford	568048	216210	CM3 1LP	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	16/02013/FUL approved 17/01/2017	N/A	N				1													
164	2 4 & 8 Barrack Lane Great Waltham	569350	213556	CM3 1ES	Great Waltham - Broomfield and The Walthams	NCAAP	N/A	5	5	1	1	Permission granted	12/00733/FUL approved 11/01/2013	N/A	Y, March 15	8									1							
165	Site at 12 Walnut Tree Cottages Broads Green Great Waltham	569207	212372	CM3 1DX	Great Waltham - Broomfield and The Walthams	NCAAP	N/A	1	0	1	0	Permission granted	16/00026/FUL approved 02/03/2016	N/A	IN September 2017		1															
166	Buildings rear of Spread Eagle Church Lane Ford End	567951	216705	CM3 1LH	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	15/01208/OUT approved 09/09/2015		N	1				1												
167	Land West of Home Pastures Main Road Ford End Chelmsford	567453	217084	CM3 1LL	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	15/00923/OUT approved 15/09/2015	16/02016/REM approved 09/01/2017	Y, September 2017		1															
168	Black Barn Shepherds Hey North End	566455	219455	CM6 3PD	Great Waltham - Broomfield and The Walthams	SAD	N/A	1	0	1	0	Permission granted	16/01107/FUL approved 30/09/2016	N/A	IN November 2017					1												
169	Site at Bridge House Lucks Lane Howe Street Great Waltham	569778	214741	CM3 1BP	Great Waltham - Broomfield and The Walthams	NCAAP	N/A	1	0	1	0	Permission granted	15/01778/FUL approved 22/12/2015	N/A	N		1				1											
170	Site North West of Round Roblets Bedfords Farm Road Good Easter	563018	213474	CM1 4RL	Good Easter - Chelmsford Rural West	SAD	N/A	1	0	1	0	Prior approval required - approved	17/00815/CUPAQ approved 27/06/2017	N/A	IN March 2018					1												
171	Barn at Round Roblets Bedfords Farm Road Good Easter	563035	213423	CM1 4RL	Good Easter - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	16/00171/FUL approved 25/04/2016	N/A	N					1												
172	The Green Man Highwood Road Highwood	564903	204346	CM1 3QE	Highwood - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	16/01670/FUL approved 18/11/2016	N/A	N					1												
173	Church Farm Highwood Road Edney Common	564766	204211	CM1 3QE	Highwood - Chelmsford Rural West	SAD	N/A	1	0	1	0	Prior approval required - approved	15/01498/COUPA approved 30/10/2015	N/A	N					1												
174	Awes Farm Ingatestone Road Highwood	563536	203588	CM1 3QS	Highwood - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	12/01679/FUL approved 23/01/2013	N/A	Y, Jan 16					1												
175	Phillips Farm Highwood Road Edney Common	565298	204697	CM1 3PX	Highwood - Chelmsford Rural West	SAD	N/A	2	0	2	0	Permission granted	14/00756/FUL approved 07/07/2014	N/A	IN Nov 2016			2														
176	Bluebells North Hill Little Baddow	577909	207587	CM3 4TB	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	17/02033/FUL approved 12/03/2018	N/A	N					1												
177	Site at Saplings Darcy Rise Little Baddow	578303	206341	CM3 4SN	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	17/01386/FUL approved 21/09/2017	N/A	N		1				1											
178	Barn at Little Graces Graces Lane Little Baddow Chelmsford	576862	206376	CM3 4AX	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	16/02049/FUL approved 08/02/2017	N/A	N					1												
179	Land South of Pilgrims Lodge The Ridge Little Baddow	578249	206051	CM3 4RT	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	16/00578/FUL approved 15/06/2016	N/A	N		1				1											
180	Land at The Gables North Hill Little Baddow	577876	207574	CM3 4TB	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	17/00906/FUL approved 07/07/2017	N/A	Y, Feb 2018			1														
181	Rysley Stables Rysley Little Baddow	577654	207939	CM3 4DD	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	14/02067/FUL approved 01/04/2015	N/A	Y, Nov 17			1														
182	Barn at Little Baddow Hall Farm Church Road Little Baddow	576422	207922	CM3 4BE	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Prior approval required - approved	16/01831/COUPA approved 02/12/2016	N/A	N					1												
183	Kaeden Place Blind Lane Sandon Chelmsford	575441	203800	CM2 7FA	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N/A	1	0	1	0	Permission granted	15/00610/FUL approved 17/06/2015	N/A	N					1												
184	34 Condor Gate Little Waltham Chelmsford	572237	210850	CM3 3PY	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	1	0	1	0	Permission granted	17/01934/FUL approved 02/01/2018	N/A	IN March 2018		2		1	1												
185	Croxtons Mill Blasford Hill Little Waltham Chelmsford	571140	211521	CM3 3PJ	Little Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	17/01269/FUL approved 03/11/2017	N/A	N					1												
186	Site at 44 The Street Little Waltham Chelmsford	570750	212655	CM3 3NS	Little Waltham - Broomfield and the Walthams	SAD	N/A	1	0	1	0	Permission granted	17/00252/FUL approved 20/10/2017	N/A	N					1												
187	Barn East of Channels Lodge Belsteads Farm Lane Little Waltham	572407	211309	CM3 3PT	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	1	0	1	0	Permission granted	17/00015/FUL approved 01/03/2017	N/A	N					1												
188	Walnelter Belsteads Farm Lane Little Waltham Chelmsford	572237	210850	CM3 3PY	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	2	0	2	0	Permission granted	16/01501/OUT approved 21/12/2016		N		3		1			2										
189	Central Diamond Drilling Ltd Store Rear of 26 The Street Little Waltham	570670	212586	CM3 3NS	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	1	0	1	0	Permission granted	14/01458/FUL approved 11/11/2014	N/A	Y, March 2018	1				1												
190	Barn adjacent The Old Off Licence Blasford Hill Little Waltham	570765	211640	CM3 3PF	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	1	0	1	0	Permission granted	14/01444/FUL approved 27/11/2014	N/A	N					1												
191	Site at Rolphs Farm Blasford Hill Little Waltham	570738	212039	CM3 3PF	Little Waltham - Broomfield and the Walthams	NCAAP	N/A	1	0	1	0	Prior approval required - approved	15/00821/COUPA approved 10/07/2015	N/A	N					1												
192	Office Building at Furness Farm Coptfold Hall Drive Margarettng	565864	202670	CM4 0HB	Margaretting - South Hanningfield, Stock and Margaretting	SAD	N/A	1	0	1	0	Permission granted	17/01396/FUL approved 23/10/2017	N/A	IN March 2018				1													

Housing Site Schedule April 2018

Housing Site Schedule April 2018																					Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28		Years 2028/29 - 2032/33		Years 2033/34 - 2035/36	
2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable							
193	Bearmans Farmhouse Writtle Road Margarettng Chelmsford	566855	202429	CM4 0EH	Margarettng - South Hanningfield, Stock and Margarettng	SAD	N/A	2	0	2	0	Permission granted	17/00711/FUL approved 23/10/2017	N/A	N				2																	
194	Land at Longcroft Maldon Road Margarettng, Ingatstone	567898	201709	CM4 9JR	Margarettng - South Hanningfield, Stock and Margarettng	SAD	N/A	1	0	1	0	Permission granted	15/01049/FUL approved 13/08/2015	N/A	N		1																			
195	Salvation Army Hall Barrack Road Mashbury Chelmsford	564401	212846	CM1 4SE	Mashbury - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	17/01964/FUL approved 08/01/2018	N/A	Y, Jan 2018			1																		
196	Nissen Huts Rophy Green Pleshey Chelmsford	567262	215660	CM3 1AY	Pleshey - Chelmsford Rural West	SAD	N/A	2	0	2	0	Permission granted	16/01965/FUL approved 26/01/2017	N/A	Y, Nov 2017			2																		
197	Site at Oaks Cottage Woodham Road Rettendon	577860	195706	SS11 7QL	Rettendon - Rettendon & Runwell	SAD	N/A	1	0	1	0	Permission granted	17/00549/FUL approved 05/10/2017	N/A	N		2			1																
198	High House Farm Woodham Road Battlesbridge	577647	195499	SS11 7QW	Rettendon - Rettendon & Runwell	SAD	N/A	3	0	3	0	Permission granted	16/01541/FUL approved 09/03/2017	N/A	Y, BR June 2017	3				3																
199	Land at Brent Lodge Woodham Road Battlesbridge	578251	195950	SS11 7QW	Rettendon - Rettendon & Runwell	SAD	N/A	1	0	1	0	Permission granted	16/00470/FUL approved 29/06/2016	N/A	N		1				1															
200	Granary Rettendon Place Main Road Rettendon Common	577042	195971	CM3 8DR	Rettendon - Rettendon & Runwell	SAD	N/A	1	0	1	0	Permission granted	16/01021/FUL approved 03/08/2016	N/A	N			1																		
201	Eleys Farm Fambridge End Road Roxwell	562946	210744	CM1 4LQ	Roxwell - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	17/01358/FUL approved 23/10/2017	N/A	N			1																		
202	Barns at Mountneys Elm Lane Roxwell	562740	209613	CM1 4NJ	Roxwell - Chelmsford Rural West	SAD	N/A	3	0	3	0	Permission granted	17/01214/FUL approved 29/08/2017	N/A	IN Oct 2017			3																		
203	Machinery Store Chalk End Farm Fambridge End Road Roxwell	563096	210547	CM1 4LG	Roxwell - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	17/00867/FUL approved 05/07/2017	N/A	N			1																		
204	Barn 2 Eleys Farm Fambridge End Road Roxwell	562928	210737	CM1 4LQ	Roxwell - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	16/02095/FUL approved 16/02/2017	N/A	Y, Aug 2017			1																		
205	Land at Tiffanys Bishops Stortford Road Roxwell Chelmsford	565169	208977	CM1 4LP	Roxwell - Chelmsford Rural West	SAD	N/A	3	0	3	0	Permission granted	17/02060/FUL approved 07/02/2018	N/A	N	3				3																
206	Grain Store Chalk End Farm Fambridge End Road Roxwell	563057	210578	CM1 4LG	Roxwell - Chelmsford Rural West	SAD	N/A	1	0	1	0	Permission granted	16/01489/COUPA approved 07/10/2016	N/A	N			1																		
207	Pooty Pools Farm Radley Green Road Roxwell	562283	206701	CM1 4NW	Roxwell - Chelmsford Rural West	SAD	N/A	3	0	2	0	Permission granted	14/01069/FUL approved 10/11/2014	N/A	Y, March 2015			3			2															
208	Land adjacent 88 Ethelred Gardens Runwell Wickford	575212	194372	SS11 7ET	Runwell, Rettendon and Runwell	SAD	N/A	1	0	1	0	Permission granted	16/00111/FUL approved 22/03/2018	N/A	N		1				1															
209	63 and 65 Brock Hill Runwell Wickford	574385	195187	SS11 7NS	Runwell, Rettendon and Runwell	SAD	N/A	3	0	3	0	Permission granted	17/00335/FUL approved 11/07/2017	N/A	IN July 2017	4					3															
210	Land North of 124 Brock Hill Runwell	574197	195527	SS11 7NX	Runwell, Rettendon and Runwell	SAD	N/A	1	0	1	0	Permission granted	15/01178/FUL approved 11/09/2015	N/A	N		1				1															
211	Land South of 132 Brock Hill Runwell	574179	195560	SS11 7NX	Runwell, Rettendon and Runwell	SAD	N/A	1	0	1	0	Permission granted	15/02138/FUL approved 29/02/2016	N/A	N		1				1															
212	Land Rear of 132 Brock Hill Runwell	574238	195600	SS11 7NX	Runwell, Rettendon and Runwell	SAD	N/A	3	0	3	0	Permission granted	17/00905/FUL approved 10/08/2017	N/A	N	3					3															
213	Site at Crowsheath Farm Hawkwood Road Downham	571794	197011	CM11 1JT	South Hanningfield, Stock & Margarettng - South Hanningfield	SAD	N/A	7	0	7	0	Permission granted	17/01074/FUL approved 02/11/207	N/A	N	4		4		1			7													
214	Garages at Nightingale Lodge Brock Hill South Hanningfield	573554	196582	SS11 7PD	South Hanningfield, Stock & Margarettng - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/01448/FUL approved 23/10/2017	N/A	N			1																		
215	Water Pumping Station Castledon Road Downham	573356	194709	CM11 1LH	South Hanningfield, Stock & Margarettng - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00064/FUL approved 19/05/2017	N/A	N			1																		
216	Land and Garages at 71 School Road Downham	572525	196128	CM11 1QN	South Hanningfield, Stock & Margarettng - South Hanningfield	SAD	CFS33	1	0	1	0	Permission granted	17/00722/FUL approved 07/06/2017	N/A	N	1					1															
217	Land North of Woodview Heath Road Ramsden Heath Billericay	570753	195843	CM11 1HS	South Hanningfield, Stock & Margarettng - South Hanningfield	SAD	N/A	2	0	2	0	Permission granted	17/01909/FUL approved 22/01/2018	N/A	N		2					2														
218	Site at Park Lane Riding School Park Lane Ramsden Heath	571152	195226	CM11 1NN	South Hanningfield, Stock & Margarettng - South Hanningfield	SAD	N/A	6	0	6	0	Permission granted	17/00079/FUL approved 12/07/2017	N/A	N	6					6															
219	2 School Road Downham	572848	195984	CM11 1QU	South Hanningfield, Stock & Margarettng - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	16/01543/FUL approved 16/11/2016	N/A	Y, November 2017			1																		
220	20 Church Road Ramsden Heath	571342	195766	CM11 1PA	South Hanningfield, Stock & Margarettng - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	12/01256/OUT approved 04/10/2013		N		2		1				1													
221	Agricultural Building at Park Lodge Ramsden Heath	571011	195197	CM11 1NN	South Hanningfield, Stock & Margarettng - South Hanningfield	SAD	N/A	3	0	3	0	Prior approval not required	15/01842/COUPA approved 23/12/2015	N/A	N			3				3														

Housing Site Schedule April 2018

2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28	Years 2028/29 - 2032/33	Years 2033/34 - 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
222	Land between Windsor Road and Oak Road Downham Road Ramsden Heath	571880	196072	CM11 1QF	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	2	0	2	0	Permission granted	15/00880/OUT approved 09/10/2015	16/00194/REM approved 15/07/2016	Y, November 2017		2			2												
223	Land at 121 Downham Road Downham	572243	196262	CM11 1QH	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	permission granted	15/01700/OUT approved 11/02/2016		N		1				1											
224	Land west 119 Downham Road Ramsden Heath	572210	196260	CM11 1QH	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00727/FUL approved 04/07/2017	N/A	N		1				1											
225	Land at 115 Downham Road Downham	572159	196250	CM11 1QH	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00696/FUL approved 16/06/2017	N/A	N		1				1											
226	Land Adjacent Woodside Dowsett Lane Ramsden Heath	570957	196928	CM11 1JL	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00312/FUL approved 26/04/2017	N/A	BR Submitted Jan 2018	1				1												
227	Land at 77 Rushleydale Chelmsford	572410	208626	CM1 6JX	Springfield - Springfield North	SAD	N/A	1	0	1	0	Permission granted	17/01379/FUL approved 11/10/2017	N/A	N		1				1											
228	2 Kingsford Drive Springfield Chelmsford	573486	207426	CM2 6YR	Springfield - Chelmer Village and Beaulieu Park	SAD	N/A	1	0	1	0	Permission granted	16/01433/FUL approved 30/11/2016	N/A	N			1			1											
229	Brock Farm Ingatestone Road Stock Ingatestone	567428	198123	CM4 9PD	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	17/00736/FUL approved 31/01/2018	N/A	N	2					2											
230	ACIT Solutions Ltd Barn One Brock Farm Ingatestone Road Stock	567450	198165	CM4 9PD	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Prior approval required - approved	17/01769/CUPAO approved 06/12/2017	N/A	N			1			1											
231	Site at 2 The Paddock Stock Billericay	569339	199010	CM4 9BG	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	18/00205/FUL approved 28/3/2018	N/A	N		3		1			2										
232	Agricultural Buildings at Farrows Farm Stock Road Stock	570081	199852	CM4 9QX	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	3	0	3	0	Permission granted	17/01520/FUL approved 08/12/2017	N/A	N			3			3											
233	Units 3 & 4 adjacent Heathfield Dowsett Lane Ramsden Heath	570986	197243	CM11 1JH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	17/01263/FUL approved 07/09/2017	N/A	N			1			1											
234	Barn at Stock Farm Goatmoor Lane Stock	569771	197672	CM4 9RS	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	17/00014/FUL approved 03/08/2017	N/A	N			1			1											
235	Site at 7 Common Road Stock, Ingatestone Chelmsford	569467	198884	CM4 9LY	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	16/01634/FUL approved 07/03/2017	N/A	IN December 2017		2		1		1											
236	Site at 28 Well Lane Stock Ingatestone	569395	198606	CM4 9LT	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	17/01651/FUL approved 15/11/2017	N/A	Y Nov 2017		3		1		2											
237	Land at the Grange Stock Road Stock	568744	197485	CM4 9PH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	17/02148/FUL approved 14/02/2018	N/A	IN March 2018				2													
238	The Grange Stock Road Stock	568768	197453	CM4 9PH	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	3	0	3	0	Permission granted	17/00987/FUL approved 09/08/2017	N/A	N	3					3											
239	Site North of Greenacre Farm Smallgains Lane Stock	569260	197601	CM4 9PR	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	16/01282/FUL approved 26/10/2016	N/A	Y Nov 2017			1														
240	Land North East of 34 High Street Stock Ingatestone	569093	198978	CM4 9BA	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	17/01356/FUL approved 05/02/2018	N/A	N		1				1											
241	Land at 33 High Street Stock Ingatestone	569160	198930	CM4 9BD	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	3	0	3	0	Permission granted	16/00933/FUL approved 05/08/2016	N/A	Y, July 2017		2	1		3												
242	36 High Street Stock Ingatestone	569061	198961	CM4 9BA	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	2	0	2	0	Permission granted	13/01238/FUL approved 30/06/2015	N/A	BR Submitted Oct 2017	3		1		2												
243	Land North of 2 Myln Meadow Stock Ingatestone	569570	199003	CM4 9NE	Stock - South Hanningfield, Stock & Margaretting	SAD	N/A	1	0	1	0	Permission granted	16/01156/OUT approved 24/08/2016		N		1				1											
244	Land Between 22 and 23 Forrest Close South Woodham Ferrers	580368	197391	CM3 5NR	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Appeal allowed	17/00038FUL allowed at appeal 23/01/2018	N/A	N		1				1											
245	14 King Edwards Road South Woodham Ferrers Chelmsford	580559	197899	CM3 5PQ	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	17/01576/FUL approved 31/10/2017	N/A	N			1			1											

Housing Site Schedule April 2018

2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28	Years 2028/29 - 2032/33	Years 2033/34 - 2035/36
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable			
246	46 Reeves Way South Woodham Ferrers Chelmsford	581284	197261	CM3 5XF	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	17/01966/FUL approved 10/01/2018	N/A	N			1				1										
247	38-50 Reeves Way South Woodham Ferrers Chelmsford	581271	197258	CM3 5XF	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	2	0	2	0	Permission granted	13/01874/FUL approved 28/05/2014	N/A	BR submitted May 2017				2													
248	Colson House 9-17 Knight Street South Woodham Ferrers	581188	197241	CM3 5ZL	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	4	0	4	0	Permission granted	16/01928/FUL approved 22/12/2016	N/A	N			4				4										
249	213 Hullbridge Road South Woodham Ferrers	580881	196625	CM3 5LW	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	17/01745/FUL approved 14/03/2018	N/A	N		1					1										
250	Site at 74 Hullbridge Road South Woodham Ferrers Chelmsford	580615	197576	CM3 5LJ	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Permission granted	16/01845/FUL approved 10/03/2017	N/A	N		2		1													
251	Land at 171 Hullbridge Road South Woodham Ferrers Chelmsford	580852	197002	CM3 5LN	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	7	0	7	0	Permission granted	15/01349/FUL approved 11/08/2016	N/A	IN September 2016		8				7											
252	Land North of 5 to 7 Baron Road South Woodham Ferrers	581193	197347	CM3 5XQ	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	4	0	4	0	Permission granted	15/00777/FUL approved 17/03/16	N/A	N	4					4											
253	First Point Bookkeeping Ltd 19C Woodham Halt South Woodham Ferrers	580423	197662	CM3 5JB	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	1	0	1	0	Prior approval not required	15/00299/COUPA approved 14/04/2015	N/A	N			1				1										
254	The Sign Station Ltd 19 Woodham Halt South Woodham Ferrers Chelmsford	580432	197679	CM3 5JB	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N/A	2	0	2	0	Permission granted	15/00183/FUL approved 08/06/2015	N/A	N		2				2											
255	Land North of 1 Middlemead West Hanningfield Chelmsford	572844	199747	CM2 8UT	West Hanningfield - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/01488/FUL approved 13/10/2017	N/A	BR Sept 2017		1				1											
256	Templeton House Templeton Park Bakers Lane West Hanningfield	570859	201274	CM2 8LF	West Hanningfield - Bicknacre and East and West Hanningfield	SAD	N/A	5	0	5	0	Permission granted	16/02272/FUL approved 29/03/2017	N/A	Y, January 2018	6			1			5										
257	Chase Farm Cattery Stock Road Stock	570483	200343	CM4 9QZ	West Hanningfield - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	15/01560/FUL approved 13/11/2015	N/A	N			1				1										
258	Site at Wantz Cottage Crows Lane Woodham Ferrers	579450	200598	CM3 8RR	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/02219/FUL approved 26/02/2018	N/A	N		1				1											
259	Land South of Fairfield Main Road Bicknacre	579040	201588	CM3 4HW	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00929/FUL approved 23/10/2017	N/A	N		1				1											
260	The Brewers Arms Main Road Bicknacre Chelmsford	578791	202065	CM3 4HD	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00052/FUL approved 24/03/2017	N/A	BR submitted Oct 2017		1			1												
261	Land South East of Star House Main Road Bicknacre	578902	202009	CM3 4HE	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	17/00372/FUL approved 10/08/2017	N/A	N		1				1											
262	Old Rectory Lodge Main Road Woodham Ferrers Chelmsford	579758	199849	CM3 8RN	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	16/02139/FUL approved 23/02/2017	N/A	Y, Oct 2017		1			1												
263	Woodham Hall Main Road Bicknacre	579172	201515	CM3 4HW	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	3	0	3	0	Permission granted	15/00951/FUL approved 16/12/2015	N/A	N			3				3										
264	Barns South East of Hobclerks Farm Crows Lane Woodham Ferrers	579754	200708	CM3 8RR	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N/A	1	0	1	0	Permission granted	14/01893/FUL approved 10/02/2015	N/A	N			1				1										
265	Site at 8 Lordship Road Writtle	567658	206515	CM1 3EH	Writtle	SAD	N/A	1	0	1	0	Permission granted	17/02031/FUL approved 25/01/2018	N/A	N		2		1													
266	Buildings rear of Oxney Grove Ongar Road West Writtle	566093	205893	CM1 3NT	Writtle	SAD	N/A	1	0	1	0	Permission granted	17/01049/FUL approved 24/10/2017	N/A	N	1					1											

Housing Site Schedule April 2018

2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28	Years 2028/29 - 2032/33	Years 2033/34 - 2035/36	
																				Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable				
267	Writtle Mill Chelmsford Road Writtle	568668	206114	CM1 3BP	Writtle	SAD	N/A	1	0	1	0	Permission granted	16/01609/FUL approved 07/04/2017	N/A	BR submitted June 2017		1					1											
268	Land at 24 Hunts Drive Writtle	567685	205672	CM1 3HH	Writtle	SAD	N/A	2	0	2	0	Permission granted	16/01569/FUL approved 27/10/2016	N/A	N		2					2											
269	Land West of 18 St Johns Road Writtle	567709	206416	CM1 3EB	Writtle	SAD	N/A	1	0	1	0	Permission granted	17/00670/FUL approved 05/06/2017	N/A	N		1				1												
270	Cart Lodge at Ropers Farm Margaretting Road Writtle	566870	205228	CM1 3PH	Writtle	SAD	N/A	1	0	1	0	Permission granted	16/00842/FUL approved 07/07/2016	N/A	N			1			1												
271	Site South West of 238 Ongar Road Writtle	566472	206054	CM1 3NZ	Writtle	SAD	N/A	1	0	1	0	Permission granted	15/01787/FUL approved 25/01/2016	N/A	N			1			1												
272	Land to the rear of Britleys Margaretting Road Writtle	567332	205164	CM1 3PJ	Writtle	SAD	N/A	1	0	1	0	Permission granted	16/00529/FUL approved 19/05/2016	N/A	N			1			1												
273	Land East of 1 Purcell Cole Writtle	567292	206309	CM1 3NB	Writtle	SAD	N/A	1	0	1	0	Permission granted	16/00205/FUL approved 12/08/2016	N/A	N		1				1												
274	Land East of 26 The Coverts Writtle	567568	206083	CM1 3LL	Writtle	SAD	N/A	1	0	1	0	Permission granted	16/01678/FUL approved 21/11/2016	N/A	N		1				1												
SUBTOTAL																				124	0	316	0	16	0	0	1	0	0	0	0	0	
Growth Area 1 - Central and Urban Chelmsford																																	
275	Former Gas Works Wharf Road Chelmsford	571312	206518	CM2 6LU	Chelmsford Town Area - Moulsham and Central	CW1a	CFS264	250	88	250	88	No application			N	Y															250		
276	Baddow Road Car Park and Land to the East of the Car Park	571277	206335	CM2 0DD	Chelmsford Town Area - Moulsham and Central	CW1d	CFS263 CUA28	190	67	190	67	No application			N	Y																190	
277	Travis Perkins Navigation Road Chelmsford	571536	206614	CM2 6NE	Chelmsford Town Area - Moulsham and Central	CW1e	CAU20	75	26	75	26	No application			N	Y														75			
278	Navigation Road sites Chelmsford	571345	206838	CM2 6JZ	Chelmsford Town Area - Moulsham and Central	CW1f	CAU17	35	12	35	12	No application			N	Y															35		
279	North of Gloucester Avenue (John Shennan)	570556	205199	CM2 9DP	Chelmsford Town Area - Moulsham Lodge	SGS1c	CUA48	200	70	200	70	No application			N	Y															200		
280	Former St Peter's College Fox Crescent	569357	207981	CM1 2BL	Chelmsford Town Area - St Andrews	SGS1d	CFS276	185	65	185	65	No application			N	Y							12	11	27	27	27	27		54			
281	Former Royal Mail Premises Victoria Road Chelmsford	571034	207180	CM1 1AA	Chelmsford Town Area - Moulsham and Central	SGS1e		150	53	150	53	No application			N	Y										48	26	49	27				
282	Riverside Ice and Leisure Land Victoria Road Chelmsford	571133	207016	CM1 1FG	Chelmsford Town Area - Moulsham and Central	SGS1f		125	44	125	44	No application			N	Y															125		
283	Civic Centre Land Fairfield Road Chelmsford	570340	206938	CM1 1JE	Chelmsford Town Area - Marconi	SGS1g	CUA1	100	35	100	35	No application			N	Y															100		
284	Eastwood House Car Park Glebe Road Chelmsford	570648	207330	CM1 1QW	Chelmsford - Marconi	SGS1h	CUA1	100	35	100	35	No application			N	Y															100		
285	Chelmsford Social Club and Private Car Park 55 Springfield Road	571212	206898	CM2 6JG	Chelmsford Town Area - Moulsham and Central	GS1i	CUA16	90	32	90	32	No application			N	Y															90		
286	Ashby House Car Parks New Street Chelmsford	571048	207535	CM1 1UE	Chelmsford Town Area - Marconi	GS1j	CUA8	80	28	80	28	No application			N	Y															80		
287	Rectory Lane Car Park West Rectory Lane Chelmsford	570428	207596	CM1 1RN	Chelmsford Town Area - All Saints	GS1k		75	26	75	26	No application			N	Y															75		
288	Car Park to the West of County Hotel Rainsford Road	570164	207216	CM1 2PZ	Chelmsford Town Area - Marconi	GS1l		45	16	45	16	No application			N	Y															45		
289	Former Chelmsford Electrical and Car Wash Brook Street	570950	207420	CM1 1SU	Chelmsford Town Area - Marconi	GS1m	CUA9	40	14	40	14	No application			N	Y															40		
290	BT Telephone Exchange Cottage Place Chelmsford	570764	207070	CM1 1NP	Chelmsford Town Area - Moulsham and Central	GS1n	CUA11	30	11	30	11	No application			N	Y															30		
291	Rectory Lane Car Park East Rectory Lane Chelmsford	570589	207586	CM1 1RF	Chelmsford Town Area - Marconi	GS1o		25	9	25	9	No application			N	Y															25		
292	Church Hall Site Woodhall Road Chelmsford	570459	209259	CM1 4AA	Chelmsford Town Area - Patching Hall	GS1q	CFS252	19	7	19	7	No application			N	Y															19		
293	British Legion New London Road Chelmsford	570249	206029	CM2 0AR	Chelmsford Town Area - Moulsham and Central	GS1r	CUA40	15	5	15	5	No application			N	Y															15		
294	Land rear Of 17-37 Beach's Drive Chelmsford	569056	207340	CM1 2NJ	Chelmsford Town Area - St Andrews	GS1s		14	5	14	5	No application			N	Y															14		

Housing Site Schedule April 2018

Existing Site Commitments (Planning Permission)																				Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28		Years 2028/29 - 2032/33		Years 2033/34 - 2035/36	
2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable						
295	Garage Site St Nazaire Road Chelmsford	569498	208720	CM1 2EQ	Chelmsford Town Area - St Andrews	GS1t	CFS256	12	4	12	4	No application			N	Y													12						
296	Garage Site and Land Medway Close Chelmsford	568748	207624	CM1 2LH	Chelmsford Town Area - St Andrews	GS1u	CFS257	10	0	10	0	No application			N	Y													10						
297	Car Park R/O Bellamy Court Broomfield Road Chelmsford	570307	207203	CM1 2QF	Chelmsford Town Area - Marconi	GS1v	CUA32	10	0	10	0	No application			N	Y													10						
298	Rivermead Bishop Hall Lane Chelmsford	570884	207829	CM1 1PD	Chelmsford Town Area - The Lawns	OS1a	CUA3	80	28	80	28	No application			N	Y													80						
299	West Chelmsford	568061	207735	CM1 3RU	Writtle	Strategic Growth Site 2	MON/00165 /14	800	280	800	280	No application			N		Y								78	42	78	42	560						
300	East Chelmsford - Manor Farm	573578	205591	CM2 7DG	Great Baddow - Great Baddow East	Strategic Growth Site 3a	MON/00208 /14	250	88	250	88	No application			N		Y								32	18	32	18	150						
301	East Chelmsford - Land South of Maldon Road	574067	205323	CM2 7AG	Sandon - Little Baddow Danbury and Sandon	Strategic Growth Site 3c	MON/00100 /14 (part of)	100	35	100	35	No application			N		Y								32	18	32	18							
302	East Chelmsford - Land North of Maldon Road	574315	205599	CM2 7RU	Great Baddow - Great Baddow East	Strategic Site 3d	MON/00100 /14 (part of)	50	18	50	18	No application			N		Y								32	18									
SUBTOTAL																				0	0	0	0	12	11	249	149	218	132	1335	859	190			
TOTAL GROWTH AREA 1 - New local Plan Allocations																				3155															
Growth Area 1 - Central and Urban Chelmsford (Existing Commitments without Planning Permission)																																			
303	Lockside Navigation Road Chelmsford	571590	206486	CM2 6HE	Chelmsford Town Area - Moulsham and Central	CW1c	CFS262	130	46	130	46	No application			N	Y										32	18	32	18	30					
304	Waterhouse Lane Depot and Nursery Chelmsford	569558	206570	CM1 2RY	Chelmsford Town Area - Waterhouse Farm	GS1p	CFS266	20	7	20	7	No application			N	Y													20						
305	Writtle Telephone Exchange Ongar Road Writtle	567557	206381	CM1 3NA	Writtle	EC2		25	9	25	9	No application			N	Y														25					
SUBTOTAL																				0	0	0	0	0	0	32	18	32	18	50	25	0			
TOTAL GROWTH AREA 1 - Existing Commitments without Planning Permission																				175															
Growth Area 1 - Central and Urban Chelmsford (Existing Commitments with Planning Permission)																																			
306	Peninsula Site Chelmer Waterside Development Wharf Road Chelmsford	571628	206292	CM2 6LU	Chelmsford Town Area - Moulsham and Central	CW1b	N/A	421	106	421	106	Permission granted	16/01630/FUL approved 15/03/2017	N/A	Y	421						123	99	72	7	120									
307	Land north of Galleywood Reservoir Beehive Lane Galleywood	570557	203053	CM2 8PZ	Galleywood - Galleywood	EC1	CFS260	13	0	13	0	Permission granted	16/01012/OUT approved 13/12/2017		N	13										13									
SUBTOTAL																				0	0	123	99	72	7	133	0	0	0	0	0	0			
TOTAL GROWTH AREA 1 - Existing Commitments with Planning Permission																				434															
TOTAL GROWTH AREA 1																				3764															
Growth Area 2 - North Chelmsford																																			
308	North East Chelmsford	572140	212363	CM3 3LZ	Little Waltham - Broomfield and the Walthams	Strategic Growth Site 4	MON/00139 /14 (part) MON/00094 /14 (part) + subsequent masterplan submission	3000	1050	3000	1050	No application			N		Y											65	35	450	1225	1225			
309	Great Leighs - Land at Moulsham Hall	573091	218377	CM3 1PZ	Great and Little Leighs - Borehams and the Leighs	Strategic Growth Site 5a	MON/00204 /14 (part)	750	263	750	263	No application			N		Y												142	356	252				
310	Great Leighs - Land East of London Road	573496	218450	CM3 1QX	Great and Little Leighs - Borehams and the Leighs	Strategic Growth Site 5b	MON/00204 /14 (part)	250	88	250	88	No application			N		Y								45	25	65	35	80						
311	Great Leighs - Land North and South of Banters Lane	573476	218174	CM3 1TN	Great and Little Leighs - Borehams and the Leighs	Strategic Growth Site 5c	MON/00025 /15 MON/00016 /15 MON/00019 /14	100	35	100	35	No application			N		Y												100						
312	North of Broomfield	570332	211817	CM3 3PG	Broomfield - Broomfield and the Walthams	Strategic Growth Site 6	MON/00181 /14 (part) MON/00001 /15 MON/00184 5/14 MON/00036 /14	450	158	450	158	No application			N		Y									26	14	32	18	360					
SUBTOTAL																				0	0	0	0	0	0	71	39	162	88	1132	1581	1477			
TOTAL GROWTH AREA 2 - New Local Plan Allocations																				4550															
Growth Area 2 - North Chelmsford (Existing Commitments with Planning Permission)																																			
313	Greater Beaulieu Park White Hart Lane Springfield - Remainder of phase 2-4	572714	210006	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	2205		2205		Permission granted	09/01314/EIA approved 07/03/2014				2205												1220	985					
314	Land North East of 158 Main Road Great Leighs	573181	217762	CM3 1NP	Great and Little Leighs - Borehams and the Leighs	EC3	CFS105	100	35	100	35	Appeal allowed	14/01791/OUT appeal allowed 26/09/2016	17/01949/REM approved 15/03/2018	N		100					45	22	20	13										
315	Land East of Plantation Road Boreham	575968	209900	CM3 3EA	Boreham - Boreham and the Leighs	EC4	CFS145	143	51	143	51	Appeal allowed	14/01552/OUT appeal allowed 26/05/2016		N		145		2						19	30	39	21	34						
SUBTOTAL																				0	0	64	52	59	34	34	0	0	0	1220	985	0			
TOTAL GROWTH AREA 2 - Existing Commitments with Planning Permission																				2448															

Housing Site Schedule April 2018

Existing Site Details (Site Specific)																				Year 1 18/19	Year 2 19/20	Year 3 20/21	Year 4 21/22	Year 5 22/23	Years 2023/24 - 2027/28	Years 2028/29 - 2032/33	Years 2033/34 - 2035/36												
2018 Site Reference No.	Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable										
	TOTAL GROWTH AREA 2																			6998																			
	Growth Area 3 - South and East Chelmsford																																						
316	North of South Woodham Ferrers	580407	198662	CM3 SQN	South Woodham Ferrers - South Woodham, Elmwood & Woodville	Strategic Growth Site 7	MON/00282 /14 (part), MON/00023 /15 (part), MON/00167 /14, MON/00280 /14 (part), MON/00088 /14	1000	350	1000	350	No application			N		Y									32	18	97	53	450	350								
317	South of Bicknacre	578726	202024	CM3 4HD	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Strategic Growth Site 8	MON/00060 /14	30	11	30	11	Application pending			N		Y								8	7	11	4											
318	Danbury	580407	198662	CM3 4FH	Danbury - Little Baddow Danbury and Sandon	Strategic Growth Site 9		100	35	100	35	No application			N		Y												50	50									
SUBTOTAL																				0	0	0	0	8	7	43	22	97	53	500	400	0							
TOTAL GROWTH AREA 3 - New Local Plan Allocations																					1130																		
	Growth Area 3 -South and East Chelmsford (Existing Commitments without Planning Permission)																																						
319	St Giles Moor Hall Lane	577927	202675	CM3 8AR	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	EC5	MON/00043 /15	32	12	32	12	No application			N	Y													32										
SUBTOTAL																				0	0	0	0	0	0	0	0	0	0	32	0	0							
TOTAL GROWTH AREA 3 - Existing Commitments with Planning Permission																					32																		
TOTAL GROWTH AREA 3																					1162																		
Windfall Allowance																																							
TOTAL																					966	239	1020	342	774	265	1158	401	858	373	4561			3850			1667		

5 YEAR TOTAL UNITS	6396
Of which AH units	1620

In accordance with a local formula set out in the Five Year Housing Methodology/Housing Implementation Strategy, 80% of approved care bed units counted.

Existing LDF sites with Planning Permission outside 5 year											292	0	0
											292		
New Local Plan Allocations	0	0	0	0	20	18	363	210	477	273	2967	2840	1667
	0	0		38		573	750	2967		2840	1667		
	1361										7474		
	8835												
New Local Plan Existing Commitment sites with Planning Permission	0	0	187	151	131	41	167	0	0	0	1220	985	0
	0	338		172		167		0		1220	985	0	
	677										2205		
	2882												
New Local Plan Existing Commitment sites without Planning Permission	0	0	0	0	0	0	32	18	32	18	82	25	0
	0	0		0		50		50		82	25	0	
	100										107		
	207												
TOTAL NEW LOCAL PLAN	11924												

Housing Windfall Assessment – April 2018

I Introduction

- I.1 Paragraph 48 of the NPPF states that Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.
- I.2 The PPG goes on to state that Local Planning Authorities have the ability to identify broad locations in year 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the NPPF).
- I.3 The City Council have therefore sought to consider and assess the historic windfall delivery rates, as well as expected future trends. From this it is then possible to estimate an expected level of windfall allowance to be included in its Housing Trajectory and to assist in the calculation of the 5 Year Housing Land Supply.
- I.4 To ensure there is no double counting within the projected housing figures for Chelmsford no sites within this windfall assessment are:
- allocated sites within any adopted Development Plan Document.
 - within the SHLAA.
 - part of a residential garden.

2 Historic Windfall Completions

- 2.1 These are taken from the recorded completions within the Chelmsford City Council area for the last six years from sites which are unallocated within any adopted Development Plan Document, are not within the SHLAA, and do not form part of a residential garden.

- 2.2 The last six years have been used as this is since the City Council took over its monitoring function and can demonstrate a reliable baseline. A summary of the numbers of units completed per annum are included in Table 1 below:

Table 1: Historic Windfall Completions

Year	Number of Windfall Completions	
2012/13	139	
2013/14	274	-130 Hayes Leisure Park ³² = 144
2014/15	277	-150 Hayes Leisure Park ¹ = 127
2015/16	178	
2016/17	347	
2017/18	358	
TOTAL	1573	1293 (with Hayes deductions)
Average per annum	262	216 (with Hayes deductions)

3 Projected Windfall Completions

- 3.1 These figures are taken from sites with approved planning permissions, but which have not yet been recorded as being completed, within the projected Housing Site Schedule, which are unallocated within any adopted Development Plan Document, are not within the SHLAA, and which do not form part of a residential garden.
- 3.2 A summary of the numbers of units projected per annum are included in Table 2 below:

³² This deduction relates to the approvals to regularise the permanent occupation of park homes at Hayes Leisure Park, Hayes Chase, Battlesbridge, Essex – see paragraph 4.1

Table 2: Projected Windfall Completions

Year	Number of projected Windfall Completions (based on Windfall sites with Planning Permission)
2018/19	221
2019/20	460
2020/21	284
2021/22	99
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0
2028/29	0
2029/30	0
2030/31	0
2031/32	0
2032/33	0
2033/34	0
2034/35	0
2035/36	0
TOTAL	1064

3.2 The figures in Table 1 and Table 2 use the same April baseline date to ensure there is no double counting.

4 Windfall Assessment for inclusion in 5 Year Housing Land Supply

- 4.1 The City Council has seen an average completion rate for windfall sites of 262 dwellings per annum for the last six years. However, it is acknowledged that in years 13/14 and 14/15 130 and 150 units came about from the regularising of park homes being permanently occupied at Hayes Leisure Park. These figures could be considered as an anomaly and figures which are unlikely to be seen within a 'normal' year. Although these are technically 'windfalls' and could legitimately be included within an assessment the City Council does not seek to rely upon them in its calculation of future windfall projections. With these figures removed the historic average completions per annum amounts to 216 units.
- 4.2 There are a further 1064 dwellings which have planning permission on sites defined as windfall sites within the City Council's Housing Site Schedule, but which are yet to be completed. These appear in the first five years of the Schedule. Over these five years this equates to an average projected completion rate of approximately 213 windfall dwellings per annum.
- 4.3 It is considered that the windfall projections for the first three years in the Housing Site Schedule are likely to be reasonably accurate and limited additions will come forward in these years, owing to the need to commence planning permissions within three years. However, years four and five are likely to see an increase as further (currently unknown) planning permissions on windfall sites are approved each year. It is therefore considered appropriate to add further projected windfalls to these two years.
- 4.4 On the basis of the data available to the City Council it is considered reasonable to make up the windfall allowance to 220 dwellings per annum for the years 2021/22 and 2022/23 within the April 2018 Housing Trajectory as illustrated in Table 3. This is based on the rounding up of the 216 average historic windfall completions seen over the last six years (excluding the numbers seen at Hayes Park). Furthermore, the first three years of the five year supply see projected windfall completions with planning permission above this figure of 220 per annum.

Table 3: Projected Windfall Completions with windfall allowance added to 5 Year Housing Supply

Year	Number of projected Windfall Completions (based on Windfall sites with Planning Permission)	Figure to be added to Housing Trajectory to make up projected windfall allowance of 220 per annum
2018/19	221	0
2019/20	460	0
2020/21	284	0
2021/22	99	121
2022/23	0	220
TOTALS	1064	341

- 4.5 It is therefore considered that the Council can demonstrate that this number of windfall completions have consistently become available in the local area (through past completion records) and will continue to provide a reliable source of supply (based on the April 2018 Housing Site Schedule of windfall sites with planning permission).
- 4.6 This figure of 220 will be reviewed annually, along with the Housing Trajectory and Housing Site Schedule, to ensure that any projections for inclusion in the calculation of the City Council's 5 Year Housing Land Supply are based on the most up to date information available to accurately reflect the likely position in Chelmsford in relation to projected windfall completion rates over the 5 year period.

5. Windfall Assessment for inclusion beyond Year 5 of the Housing Trajectory

- 5.1 Based on the historic evidence for windfall completions and future windfall projections there is compelling evidence to support 220 dwellings per annum for years 1 to 5 in the Council's Housing Trajectory. However, as the data for historic windfall completions does not go back beyond 6 years it is not considered the historic data is sufficiently unambiguous to project at that level beyond year 5.

- 5.2 However, on the basis that the draft new Local Plan is not proposing any major shift in planning policy there is no reason to doubt windfalls will continue to come forward at a good rate. Given the unpredictability of supply and completion rates over a longer period the City Council have used a reduced rate of 100 dwellings per annum beyond year 5 until 2035/36 of the Housing Trajectory.
- 5.3 It is considered that based on the average historic completion rate being consistently above 100 per annum, and the short-term projections being accurately projected at 220 per annum this figure is a robust projection. It is therefore considered that 100 dwellings per annum is a conservative figure which can be relied upon for the longer-term future projections for windfalls.

Table 4: Projected Windfall Completions with windfall allowance added to years 2023/24 to 2035/36 of the Housing Trajectory

Year	Number of projected Windfall Completions (based on Windfall sites with Planning Permission)	Figure to be added to Housing Trajectory to make up projected windfall allowance of 100 per annum
2023/24		100
2024/25		100
2025/26		100
2026/27		100
2027/28		100
2028/29		100
2029/30		100
2030/31		100
2031/32		100
2032/33		100
2033/34		100
2034/35		100
2035/36		100
TOTAL		1300

<u>Housing Site Schedule - Phasing Log</u>				
Site Address	Contact Company	Date E-mail sent	Date Reply Received	Summary of Reply
Block M Former Marconi Works Chelmsford	Bellway Homes	15/01/2018	17/01/2018	Confirmed phasing correct
University Campus, Phase 2, part of Central Park and land at Park Road, Chelmsford	Higgins Construction	15/01/2018	09/02/2018	Phasing provided and added to HSS
Land north west of Essex County Ground, New Writtle Street, Chelmsford	Steve MCD	15/01/2018	05/02/2018	Still in discussions regarding funding. Phasing not confirmed.
24 Duke Street	Martin Robeson Planning Practice	15/01/2018	05/02/2018	Looking to increase number of units to 112. Difficult to give phasing as current application to increase scheme is still pending but has confirmed delivery of minimum of 84 units within next 5 years.
Royal Mail Sorting Office, 30 Victoria Road, Chelmsford	Bellway Homes	15/01/2018		no reply
Ambulance Station, Coval Lane, Chelmsford	Stutt and Parker	15/01/2018	22/01/2018	Confirmed phasing correct
Peninsula Site, Chelmer Waterside Development, Wharf Road, Chelmsford	Taylor Wimpey	15/01/2018	12/02/2018	Phasing provided and added to HSS
Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 1	Bellway Homes	15/01/2018	15/01/2018	Phasing provided and added to HSS
Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 3A & B	Croudace	15/01/2018	05/02/2018	Phasing provided and added to HSS
Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 3C, 3d and 5	Homegroup	15/01/2018	26/02/2018	Phasing provided and added to HSS
Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 4	Strutt and Parker - Agent for Marden Homes	15/01/2018	05/02/2018	Phasing provided and added to HSS
Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 6	Strutt and Parker - Agent for Marden Homes	15/01/2018	05/02/2018	Phasing provided and added to HSS
Greater Beaulieu Park, White Hart Lane, Springfield	Dalton Warner Davis On behalf of Countryside Properties	16/01/2018	29/03/2018	Phasing provided and added to HSS
Land east of North Court Road and north of Hospital Approach, Broomfield (Care home element)	Carless and Adams Partnership	15/01/2018	15/01/2018	Phasing provided and added to HSS
Land east of North Court Road and north of Hospital Approach, Broomfield	Countryside Properties	15/01/2018	29/01/2018	Phasing provided for Sept-Sept year so used this to transfer to Financial year and entered into schedule
Land north of Copperfield Road (East portion), Chelmsford	Persimmon Homes	15/01/2018	15/01/2018	Phasing provided and added to HSS
Site rear of 34 Broomfield Road	Wild Boar Properties Ltd	15/01/2018	16/01/2018	Phasing provided and added to HSS
Runwell Hospital, Runwell Chase	Countryside Properties	15/01/2018	31/01/2018	Phasing provided and added to HSS
101 New London Road	Plastik Architects	15/01/2018		no reply
201 New London Road	Genesis	16/01/2018		no reply
County Library Headquarters, Goldlay Gardens	Essex County Council	15/01/2018	07/05/2018	Phasing provided and added to HSS
Land at back Lane, East Hanningfield	Planning and Design Bureau	15/01/2018		no reply

Site Address	Contact Company	Date E-mail sent	Date Reply Received	Summary of Reply
Lockside Industrial Area, Navigation Road, Chelmsford	CCC Property Services	12/02/2018	12/02/2018	Sale of site expected by early 2019 at the latest with application for development expected to follow this
Morelands Industrial Estate, Tileworks Lane, Rettendon	GVA	15/01/2018		no reply
Ashby House, Brook Street, Chelmsford	Montagu Evans LLP	15/01/2018	22/01/2018	Confirmed phasing correct
41 Springfield Road, Chelmsford	Galliard Homes Ltd	15/01/2018	17/01/2018	Phasing provided and added to HSS
31-37 Springfield Road	Galliard Homes Ltd	15/01/2018	17/01/2018	Phasing provided and added to HSS
Royal and Sunalliance, Parkview House, Victoria Road South, Chelmsford	Chart Plan (2004) Ltd	15/01/2018	21/01/2018	Advised that reviewing business plan covering property. New application likely to follow for a revised residential scheme. 17/01984/CLEUD recognises that works have commenced on 2015 application to keep it live.
The Snip, 9 Victoria Road, Chelmsford	Iceni Projects Ltd	15/01/2018		no reply
Garages rear of 24 Cherry Garden Road, Chelmsford	Chelmer Housing Partnership	12/02/2018	10/04/2018	Phasing provided and added to HSS
The Lordship Stud, Writtle College, Back Road, Writtle	Stonebond Properties Ltd	15/01/2018	16/01/2018	Phasing provided and added to HSS
47 Broomfield Road, Chelmsford	Applicant	07/02/2018	07/02/2018	Phasing provided and added to HSS
Land North of Galleywood Reservoir, Beehive Lane, Galleywood	Savills (UK) Ltd	15/01/2018	05/02/2018	Phasing provided and added to HSS
Rosehart Properties Ltd, Block B, Chelmsford Office and Technology Park (BAE)	Dovetail Architects Ltd	15/01/2018		no reply
Land at Days Garage, Forestlyn and Rear of 76 to 98 Main Road, Broomfield, Chelmsford	Melville Dunbar Associates	15/01/2018	16/01/2018	Phasing provided and added to HSS
Land East of Plantation Road, Boreham	Bloor Homes	15/01/2018	13/02/2018	Provided summary of possible completions (subject to securing REM by Oct 2018). Does not have exact AH figure yet so using 35% threshold
Land North East of 158 Main Road Great leighs	Bellway	15/01/2018	19/01/2018	Entered into HSS using info within phasing plan and housing tenure plan within current planning application
Burrows Electrical Wholesalers Railway Street Chelmsford	Arcady Architects	15/01/2018	16/01/2018	Phasing provided and added to HSS
Moulsham Lodge Community Centre Waltham Glen, Chelmsford	Essex County Council	15/01/2018	07/05/2018	Phasing provided and added to HSS
Miami Hotel Princes Road Chelmsford	The Planning Bureau Ltd	06/02/2018	15/03/2018	Figures unchanged

Chelmsford City Council Brownfield Register (Part 1) April 2018

What is the Brownfield Register?

The Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017 require local authorities to prepare and maintain registers of brownfield land that is suitable for residential development.

A Brownfield Register is a vehicle to grant permission in principle for housing led development on a suitable brownfield site. Permission in principle essentially grants outline planning permission with details needing to be submitted for approval. This register comprises two parts:

Part 1

Part 1 of the Brownfield Register is a comprehensive list of brownfield sites in a local authority area that may be suitable for housing.

Part 2

Part 2 is a subset of Part 1 and will include only those sites for which permission in principle has been granted.

It should be noted that inclusion on Part 1 of the Register DOES NOT necessarily mean that a site will be granted permission in principle. Only those sites considered suitable for development are included on Part 2 will have permission in principle.

Where are we at?

Chelmsford City Council has published Part 1 of the Brownfield Register. It is available to view on the Council's website in the standardised format set out by the Brownfield Land Register Regulations.

What sites have been included in Part 1 of the Brownfield Register?

In accordance with the Regulations the City Council has taken sites from two main sources:

- The latest publication of the Strategic Land Availability Assessment (SLAA) – September 2017
- The latest publication of the Housing Site Schedule (HSS) – April 2018

For each of these sources the following criteria have been used to assess which sites are then placed on Part 1 of the Brownfield Register:

SLAA sites to be included in Part I

- ☐ All sites on the SLAA which are predominantly previously developed land (PDL)
- ☐ Only sites on the SLAA which are promoted for housing are included
- ☐ Sites are included based on the Policy-On SLAA Assessment September 2017
- ☐ Only category I sites in the SLAA are included as these are the sites which are considered to be suitable, available and achievable.

HSS Sites to be included in Part I

- ☐ All predominantly PDL sites on the HSS April 2018 which have not yet been implemented (whether they have PP or not) and are expected to be delivered within the next 5 years. It does not include conversions or additional floors added on top of existing buildings.
- Sites on the HSS April 2018 which have started but stalled in their construction are included on the register – for these sites the following note is added into the notes column 'stalled site'.

The Council's SLAA takes into account the necessary considerations for whether a site is suitable, available or achievable. The criteria for this are set out within the methodology of our annual SLAA publication.

Sites below 0.25 ha, or sites smaller than supporting 5 dwellings, are included as the SLAA and HSS includes these smaller sites and the Regulations permit this.

Where a site appears in both the SLAA and HSS and the site has planning permission the HSS details are used. Where a site appears in both the SLAA and HSS but does not have planning permission the SLAA details are used.

How do I get a site on the Brownfield Land Register?

If you have a site which you consider could be on Part I of the Brownfield Register it should be submitted to the Council to be assessed through the SLAA process. This will be open to submit sites in Autumn 2018.

Your site will then be assessed to see whether it meets the criteria for inclusion on Part I of the register.

Alternatively, sites which obtain planning permission and meet the above criteria will be placed on Part I of the register.

Which sites are included on Part 2 of the Register?

All the sites included on Part 1 of the Register will be assessed to determine whether they are considered suitable for permission in principle to be granted for residential development. Sites where a permission in principle is considered appropriate will be included on Part 2 of the register. As at April 2018 there are eight sites identified on Part 1 of the Register which do not have planning permission. Of these, four are in public ownership and are not currently deliverable. The remaining four may be available but the Council at this time has decided not to progress these to the Part 2 Register although it may decide to do so at a later date.

How often will the Brownfield Register be updated?

After the initial publication of Part 1 of the register in December 2017 it is intended to align and update all the following datasets with an April baseline on an annual basis:

- ☐ Housing Site Schedule
- ☐ Five-year Housing Land Supply position statement
- ☐ Strategic Land Availability Assessment
- ☐ Brownfield Register (Part 1 and Part 2)

What information is included in the Part 1 Register?

The Brownfield Land Register regulations set out precisely what should be included in the Part 1 Register and a standard format in which it should be set out. Full details of this can be found at

<https://www.gov.uk/government/publications/brownfield-land-registers-data-standard>

The Council has followed this guidance and the following table sets out what data has been used or included within the Part 1 Register and where it can be found in the register. It should be noted that the columns and data included within this register follow the requirements of the government guidance and regulations.

Column Title	SLAA Sites	HSS Sites
Site Ref	SLAA reference.	Planning application/PE reference or if allocated without planning permission or not a SLAA site the site allocation reference is used.
Previously part of	Previous SLAA reference if on the BFR before, otherwise left blank.	Previous SLAA reference or planning reference if on the BFR before, otherwise left blank.
Site Name Address	Site address.	Site address.
Site Plan URL	Link to SLAA maps page.	Link to public access home page.
Coordinate Ref System	OSGB36	OSGB36
GeoX	East grid reference	East grid reference
GeoY	North grid reference	North grid reference
Hectares	The overall Ha of the site.	The overall Ha of the site.
Ownership Status	<p>Must be one of the following:</p> <ul style="list-style-type: none"> • owned by a public authority • not owned by a public authority • mixed ownership • unknown ownership 	<p>Must be one of the following:</p> <ul style="list-style-type: none"> • owned by a public authority • not owned by a public authority • mixed ownership • unknown ownership
Deliverable	<p>Yes</p> <p>NB - these are only sites expected to be delivered in the next 5 years.</p>	<p>Yes</p> <p>NB - these are only sites expected to be delivered in the next 5 years.</p>
Planning Status	Not permissioned.	<p>Must be one of the following:</p> <ul style="list-style-type: none"> • permissioned • not permissioned • pending decision <p>Where part of a site has planning permission then it is marked as 'permissioned' and the notes field used to explain why only part of it is permissioned.</p>

Column Title	SLAA Sites	HSS Sites
Permission Type	Will not be required.	One of the following must be added if the status of the site is 'permissioned': <ul style="list-style-type: none"> • full planning permission • outline planning permission • reserved matters approval • permission in principle • technical details consent • planning permission granted under an order • other
Permission date	N/A	Date of permission is in the following format yyyy-mm-dd
Planning History	N/A	N/A
Proposed for PIP	Completed with 'yes' if the site has been proposed for a PIP for residential development.	Completed with 'yes' if the site has been proposed for a PIP for residential development.
Min net dwellings	The estimated minimum net new dwelling yield for the site. Sites with an area of less than 0.03 ha have been removed as they are likely to be too small to yield dwellings.	Number of net new homes granted pp.
Development description	N/A	Relevant planning application description.
Non Housing Development	N/A	Description of any non-housing development if some is approved at planning application stage.
Part 2	Completed with 'yes' if the site has been placed on the Part 2 Register.	Completed with 'yes' if the site has been placed on the Part 2 Register.
Net dwellings range from	Min net new dwellings that would be acceptable on the site.	N/A
Net dwellings range to	Maximum net new dwellings that would be acceptable on the site.	N/A

Column Title	SLAA Sites	HSS Sites
	This is the estimated yield taken from the SLAA assessment.	
Hazardous Substances	Completed with 'yes' if the site is within a hazardous substance zone.	Completed with 'yes' if the site is within a hazardous substance zone.
Site information	If answered yes to the above field details of the hazardous substance zone the site falls within are included.	If answered yes to the above field details of the hazardous substance zone the site falls within are included.
Notes	Any other relevant information about a site is included.	Any other relevant information about a site is included.
First added date	Date first added to the register yyyy-mm-dd	Date first added to the register yyyy-mm-dd
Last updated date	Date site was last updated yyyy-mm-dd	Date site was last updated yyyy-mm-dd



Brownfield Land Register 2018



Chelmsford
City Council

Chelmsford City Council Brownfield Register (Part 1) April 2018

What is the Brownfield Register?

The Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017 require local authorities to prepare and maintain registers of brownfield land that is suitable for residential development.

A Brownfield Register is a vehicle to grant permission in principle for housing led development on a suitable brownfield site. Permission in principle essentially grants outline planning permission with details needing to be submitted for approval. This register comprises two parts:

Part 1

Part 1 of the Brownfield Register is a comprehensive list of brownfield sites in a local authority area that may be suitable for housing.

Part 2

Part 2 is a subset of Part 1 and will include only those sites for which permission in principle has been granted.

It should be noted that inclusion on Part 1 of the Register DOES NOT necessarily mean that a site will be granted permission in principle. Only those sites considered suitable for development are included on Part 2 will have permission in principle.

Where are we at?

Chelmsford City Council has published Part 1 of the Brownfield Register. It is available to view on the Council's website in the standardised format set out by the Brownfield Land Register Regulations.

What sites have been included in Part 1 of the Brownfield Register?

In accordance with the Regulations the City Council has taken sites from two main sources:

- The latest publication of the Strategic Land Availability Assessment (SLAA) – September 2017
- The latest publication of the Housing Site Schedule (HSS) – April 2018

For each of these sources the following criteria have been used to assess which sites are then placed on Part 1 of the Brownfield Register:

SLAA sites to be included in Part 1

- ☐ All sites on the SLAA which are predominantly previously developed land (PDL)
- ☐ Only sites on the SLAA which are promoted for housing are included
- ☐ Sites are included based on the Policy-On SLAA Assessment September 2017
- ☐ Only category 1 sites in the SLAA are included as these are the sites which are considered to be suitable, available and achievable.

HSS Sites to be included in Part I

- ☐ All predominantly PDL sites on the HSS April 2018 which have not yet been implemented (whether they have PP or not) and are expected to be delivered within the next 5 years. It does not include conversions or additional floors added on top of existing buildings.
- Sites on the HSS April 2018 which have started but stalled in their construction are included on the register – for these sites the following note is added into the notes column ‘stalled site’.

The Council’s SLAA takes into account the necessary considerations for whether a site is suitable, available or achievable. The criteria for this are set out within the methodology of our annual SLAA publication.

Sites below 0.25 ha, or sites smaller than supporting 5 dwellings, are included as the SLAA and HSS includes these smaller sites and the Regulations permit this.

Where a site appears in both the SLAA and HSS and the site has planning permission the HSS details are used. Where a site appears in both the SLAA and HSS but does not have planning permission the SLAA details are used.

How do I get a site on the Brownfield Land Register?

If you have a site which you consider could be on Part I of the Brownfield Register it should be submitted to the Council to be assessed through the SLAA process. This will be open to submit sites in Autumn 2018.

Your site will then be assessed to see whether it meets the criteria for inclusion on Part I of the register.

Alternatively, sites which obtain planning permission and meet the above criteria will be placed on Part I of the register.

Which sites are included on Part 2 of the Register?

All the sites included on Part I of the Register will be assessed to determine whether they are considered suitable for permission in principle to be granted for residential development. Sites where a permission in principle is considered appropriate will be included on Part 2 of the register.

As at April 2018 there are eight sites identified on Part I of the Register which do not have planning permission. Of these, four are in public ownership and are not currently deliverable. The remaining four may be available but the Council at this time has decided not to progress these to the Part 2 Register although it may decide to do so at a later date.

How often will the Brownfield Register be updated?

After the initial publication of Part I of the register in December 2017 it is intended to align and update all the following datasets with an April baseline on an annual basis:

- ☐ Housing Site Schedule

- ☐ Five-year Housing Land Supply position statement
- ☐ Strategic Land Availability Assessment
- ☐ Brownfield Register (Part 1 and Part 2)

What information is included in the Part 1 Register?

The Brownfield Land Register regulations set out precisely what should be included in the Part 1 Register and a standard format in which it should be set out. Full details of this can be found at

<https://www.gov.uk/government/publications/brownfield-land-registers-data-standard>

The Council has followed this guidance and the following table sets out what data has been used or included within the Part 1 Register and where it can be found in the register. It should be noted that the columns and data included within this register follow the requirements of the government guidance and regulations.

Column Title	SLAA Sites	HSS Sites
Site Ref	SLAA reference.	Planning application/PE reference or if allocated without planning permission or not a SLAA site the site allocation reference is used.
Previously part of	Previous SLAA reference if on the BFR before, otherwise left blank.	Previous SLAA reference or planning reference if on the BFR before, otherwise left blank.
Site Name Address	Site address.	Site address.
Site Plan URL	Link to SLAA maps page.	Link to public access home page.
Coordinate Ref System	OSGB36	OSGB36
GeoX	East grid reference	East grid reference
GeoY	North grid reference	North grid reference
Hectares	The overall Ha of the site.	The overall Ha of the site.
Ownership Status	Must be one of the following: <ul style="list-style-type: none"> owned by a public authority not owned by a public authority mixed ownership unknown ownership 	Must be one of the following: <ul style="list-style-type: none"> owned by a public authority not owned by a public authority mixed ownership unknown ownership
Deliverable	Yes	Yes

Column Title	SLAA Sites	HSS Sites
	NB - these are only sites expected to be delivered in the next 5 years.	NB - these are only sites expected to be delivered in the next 5 years.
Planning Status	Not permissioned.	<p>Must be one of the following:</p> <ul style="list-style-type: none"> • permissioned • not permissioned • pending decision <p>Where part of a site has planning permission then it is marked as 'permissioned' and the notes field used to explain why only part of it is permissioned.</p>
Permission Type	Will not be required.	<p>One of the following must be added if the status of the site is 'permissioned':</p> <ul style="list-style-type: none"> • full planning permission • outline planning permission • reserved matters approval • permission in principle • technical details consent • planning permission granted under an order • other
Permission date	N/A	Date of permission is in the following format yyyy-mm-dd
Planning History	N/A	N/A
Proposed for PIP	Completed with 'yes' if the site has been proposed for a PIP for residential development.	Completed with 'yes' if the site has been proposed for a PIP for residential development.
Min net dwellings	The estimated minimum net new dwelling yield for the site. Sites with an area of less than 0.03 ha have been removed as they are likely to be too small to yield dwellings.	Number of net new homes granted pp.
Development description	N/A	Relevant planning application description.
Non Housing Development	N/A	Description of any non-housing development if some is approved at planning application stage.

Column Title	SLAA Sites	HSS Sites
Part 2	Completed with 'yes' if the site has been placed on the Part 2 Register.	Completed with 'yes' if the site has been placed on the Part 2 Register.
Net dwellings range from	Min net new dwellings that would be acceptable on the site.	N/A
Net dwellings range to	Maximum net new dwellings that would be acceptable on the site. This is the estimated yield taken from the SLAA assessment.	N/A
Hazardous Substances	Completed with 'yes' if the site is within a hazardous substance zone.	Completed with 'yes' if the site is within a hazardous substance zone.
Site information	If answered yes to the above field details of the hazardous substance zone the site falls within are included.	If answered yes to the above field details of the hazardous substance zone the site falls within are included.
Notes	Any other relevant information about a site is included.	Any other relevant information about a site is included.
First added date	Date first added to the register yyyy-mm-dd	Date first added to the register yyyy-mm-dd
Last updated date	Date site was last updated yyyy-mm-dd	Date site was last updated yyyy-mm-dd



This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330

Planning and Housing Policy
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

Document published by
Planning and Housing Policy
© Copyright Chelmsford City Council



Chelmsford
City Council

Appendix 3

Five-Year Housing Land Supply Position Statement – Revised October 2018

Using the Local Housing Need number of 812 dwellings per annum, the City Council has updated the calculation of its five year housing requirement. This Position Statement demonstrates a five-year land supply (for the years 2018/19 to 2022/23) using the 10% additional buffer set out in paragraph 73 of the NPPF (July 2018)

Over the past five years 2013/14-2017/18, cumulative housing completions have exceeded the local housing need figure for this period. Therefore, in light of this delivery record and the current surplus of supply, it is considered that a 20% additional buffer for persistent under delivery is not needed.

The five-year housing requirement is based on the following figures:

Objectively Assessed Housing Need	812 dwellings per annum or 4060 over 5 years
Historic Shortfall/Surplus from the year 2013/14	+73
10% additional buffer	$4,060 - 73 = 3,987 + 10\% (399) = 4,386$ (877 dwellings per year)

As set out in the revised Housing Site Schedule (October 2018) there is a supply of 6,367 dwellings forecast to be completed in the five-year period 2018/19 to 2022/23. On the basis of the five-year housing requirement and the forecasted housing supply the City Council can demonstrate a suitable supply of housing for the following number of years:

7.26 years (6,367 / 877)

Appendix 4

Chelmsford Local Plan

Draft Authority Monitoring Report

Covering the period
1 April 2017 - 31 March 2018

Published November 2018

Development Policy Committee considered the contents of the 2017/2018 Authority Monitoring Report on the 8th November 2018 and recommended to the Council's Cabinet to delegate authority for the publication of the Report to the Director for Sustainable Communities. This matter will be considered at Cabinet on the 20th November therefore the 2017/2018 Authority Monitoring Report is only published in draft form at this stage.

1	Introduction	3
2	The Monitoring Framework	4
3	Implementing the Local Development Scheme	5
4	Contextual Indicators	10
	Contextual Indicator 1 Population	10
	Contextual Indicator 2 House Prices	11
	Contextual Indicator 3 Local Economy	13
5	Housing Delivery	14
	Core Indicator 1 Housing Trajectory	14
	Core Indicator 2 Net Dwelling Completions on Previously Developed Land	22
	Core Indicator 3 New Residential Densities	24
	Core Indicator 4 Affordable Housing	26
	Core Indicator 5 Gypsy and Traveller Accommodation	28
6	Business Development	33
	Core Indicator 6 Amount of Floorspace Developed for Employment by Type	33
	Core Indicator 7 Amount of Floorspace Developed for Employment by type in Employment and Regeneration Areas	35
	Core Indicator 8 Amount of Floorspace Developed for Employment by Type, which is Previously Developed Land	37
	Core Indicator 9 Employment Land Available by Type	38
	Core Indicator 10 Losses of Employment Land	39
	Core Indicator 11 Amount of Employment Land lost to Residential Development	41
7	Transport	45
	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	45
8	Open Space	46
	Core Indicator 13 Amount of Eligible Open Space Managed to Green Flag Award Standard	46
9	Flood Protection and Water Quality	48
	Core Indicator 14 Number of Planning Permissions Granted Contrary to the Advice of the Environment Agency on either Flood Defence Grounds or Water Quality	48
10	Biodiversity	49
	Core Indicator 15 Change in Areas and Populations of Biodiversity Importance	49
11	Renewable Energy	51
	Core Indicator 16 Renewable Energy Capacity Installed by Type	51
12	Duty to Co-operate	53

Contents

13	Community Infrastructure Levy (CIL)	57
1	Chelmsford City Council Monitoring Framework	61
2	Monitoring of Core Output Indicators	72

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 keystakeholders 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
Duty to Co-operate		
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
Development Standards		
Open Space Studies 1-8	Approved by DPC September 2016	Published
Economic		
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
Environment and Heritage		
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
Duty to Co-operate		
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
Population and Homes		
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
Sustainability Appraisal and Habitat Regulations Assessment		
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 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 & Channels) and Runwell Hospital have also been approved.

5 Housing Delivery

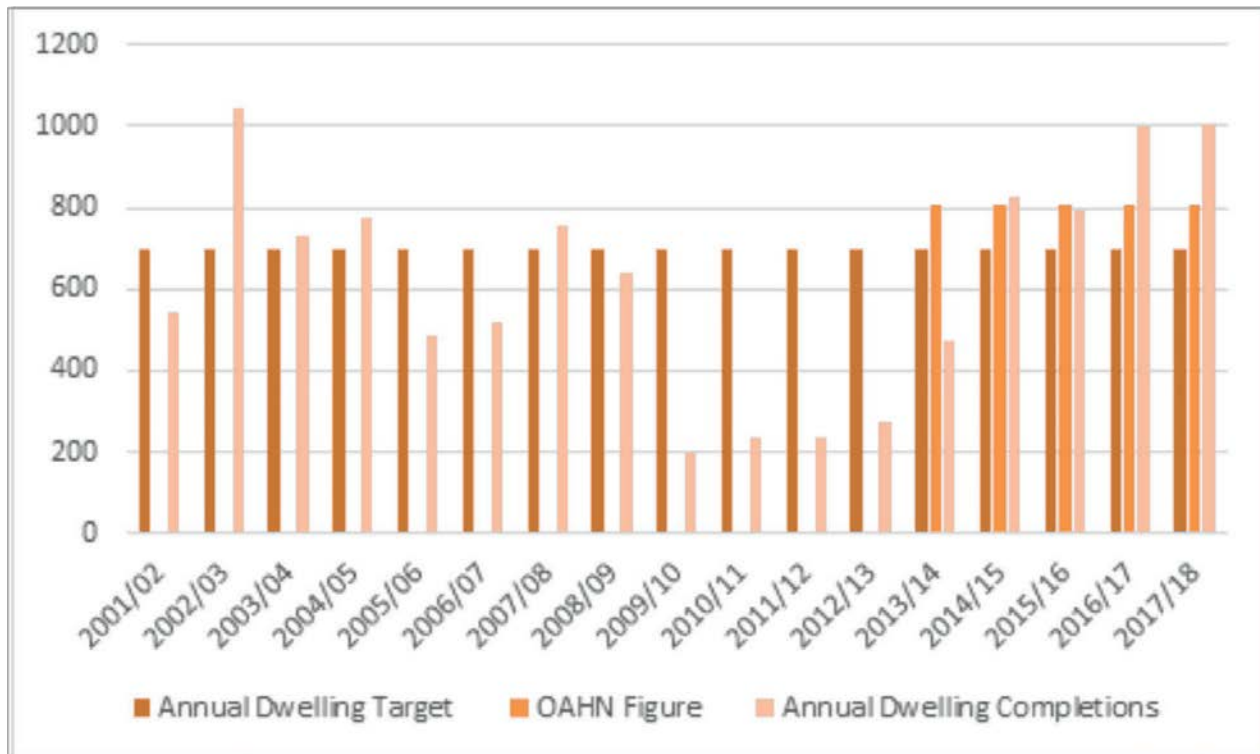
5.14 This reflects increased confidence in the housing market and the success of the LDF in allocating development to sustainable locations with associated provision of infrastructure provided from those developments in a timely manner.

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 I - Annual Dwelling Completions (April 2018)

5 Housing Delivery

Table 6 - Annual Net Dwelling Requirement 2018 - 2021

Dwelling Requirement 2001 – 2021	14,840
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

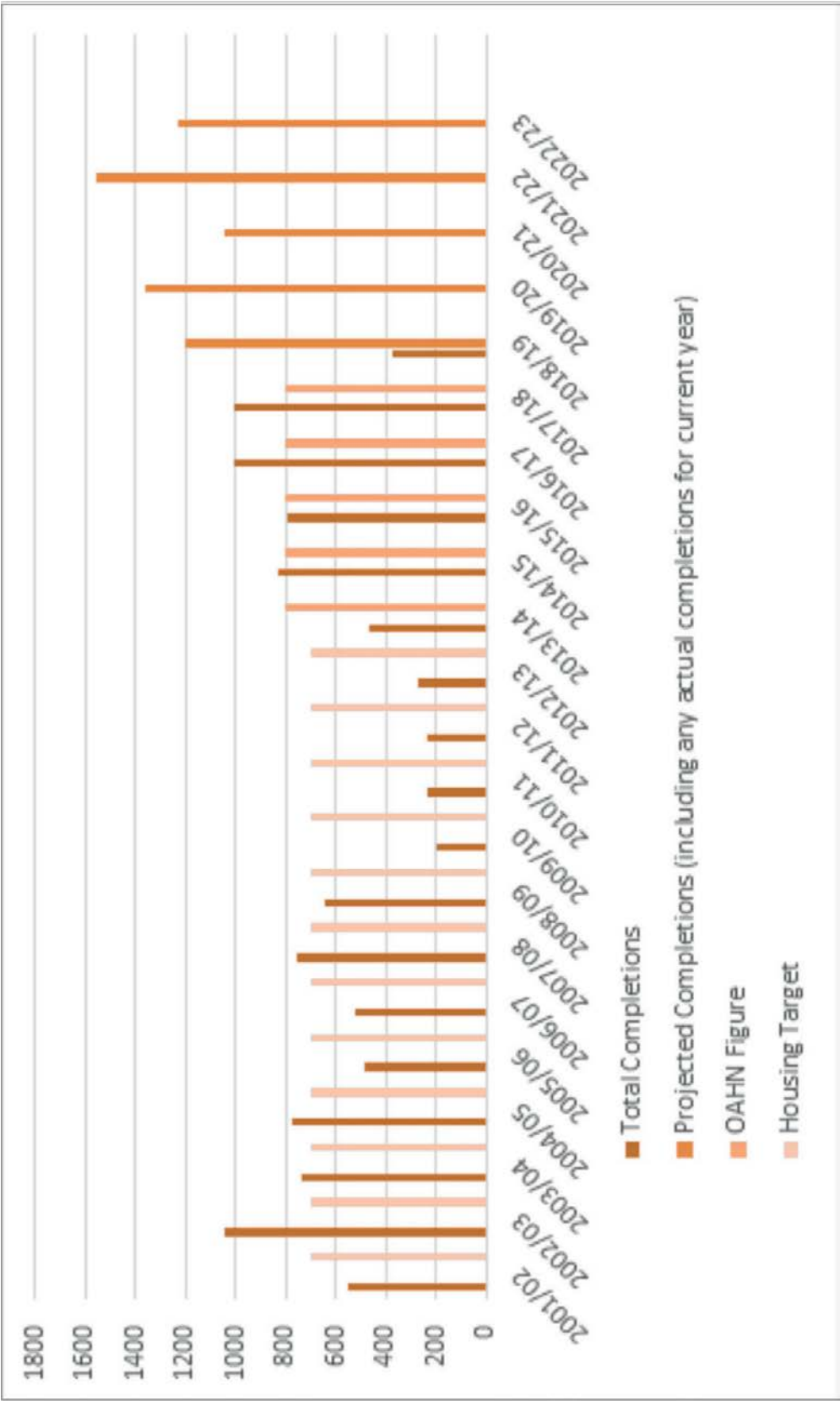
Source: Chelmsford City Council Housing Trajectory, April 2018

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 eg. 2010/11 78% of a total 234 completions of dwellings and 2011/12 74% of a total completions of 235 dwellings.

5 Housing Delivery

Core Indicator 3 New Residential Densities

Core Indicator 3 - New Residential Densities

Objective

To deliver more sustainable patterns of development.

Target

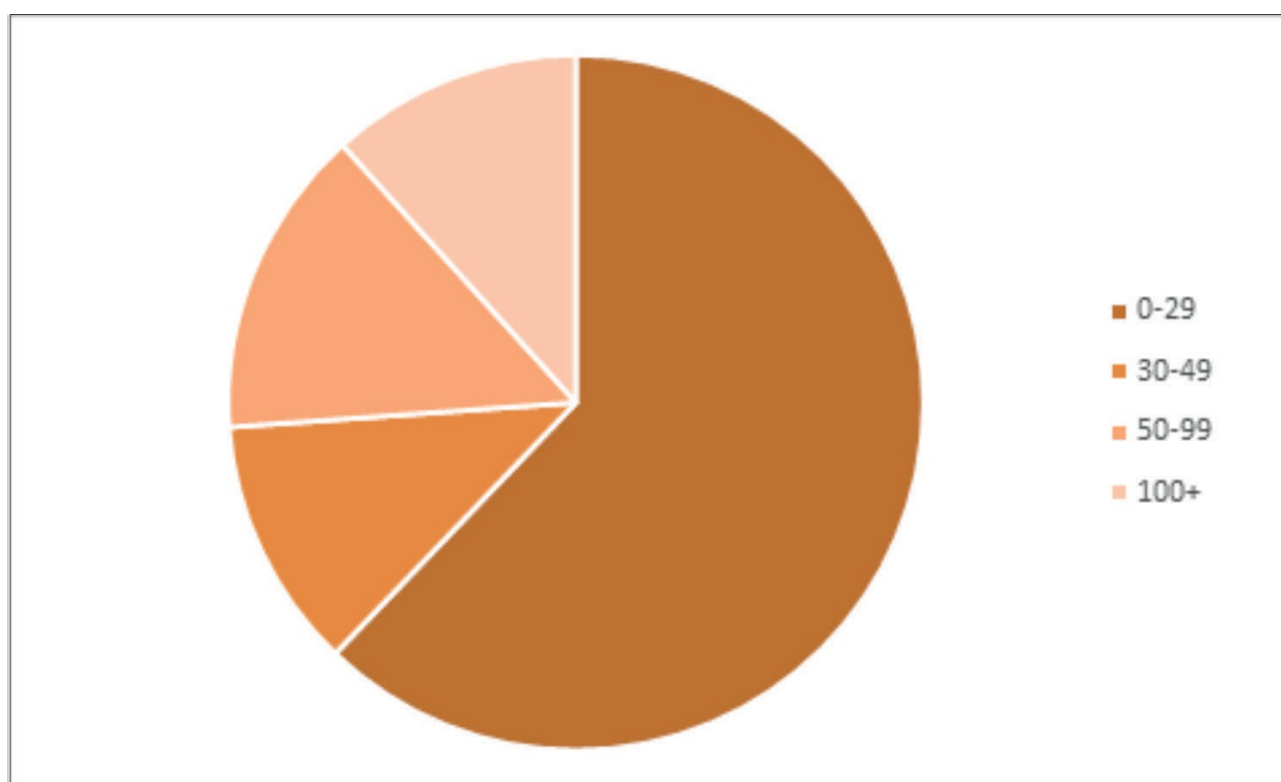
To achieve a minimum of 30 dwellings per hectare in all new residential developments.

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%
		TOTAL = 272

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**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

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

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

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.

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
TOTAL	0.93	N/A	63	0

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
TOTAL	2.93		39	42

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 NPPF.

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
Total	399.16

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
Number of LoWS	150	171
Area (ha)	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 II Renewable Energy

Core Indicator 16 Renewable Energy Capacity Installed by Type

Core Indicator 16 - 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 Epping Forest District Council	Consulted on Preferred Site Allocations, CCC responded in March 2018 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 31st 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	-
TOTAL	4,796,444.11	3,595,802.68	604,249.59	7,787,997.20

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 (£)	
Receipts	
Cash	3,837,129.73
Land	-
TOTAL	3,837,129.73
Expenditure	
Infrastructure:	
Chelmsford Library Family Hub	171,000.00
Applied to repay money borrowed	-
TOTAL	171,000.00
Committed but not spent	
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 (£)	
TOTAL	4,470,000.00

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	
TOTAL	172,168.88	114,808.10	193,427.38	93,549.60

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
TOTAL	521,442.31	287,593.53	-	809,035.68

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 (CPI10, CPI11)

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 (CPI12, CPI13 and CPI14)

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.



This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330

Planning and Housing Policy
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

Document published by
Planning and Housing Policy
© Copyright Chelmsford City Council

