



Chelmsford Local Plan

Authority Monitoring Report

Covering the period
1 April 2019 - 31 March 2020

Published November 2020

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Part I Introduction

- Background to and purpose of AMRs

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

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

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

1.4 This is the Council's fifteenth AMR. It covers the period from 1st April 2019 to 31st March 2020. This will be last AMR in its current format following the adoption of the new Local Plan.

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 an important tool in the preparation of the City Council's 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.
- 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 Appendix A. It comprises a number of both Core and Local level indicators which cover a range of themes. The AMR is the vehicle for reporting the Core Indicators set out in the Monitoring Framework and reviewing progress made. The AMR will also consider how approaches to monitoring can be made more effective and efficient.

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

Implementing the Local Development Scheme 3

Part 3 Implementing the Local Development Scheme

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

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

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

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

3.2 The City Council's new Local Plan was due for adoption on 31st March 2020 but due to Covid 19 this was delayed until May 2020. As this AMR covers the period 1st April 2019 to 31st March 2020, reporting on the progress of document preparation will only cover this time frame.

3.3 The position at 31st March 2020 for the Local Plan and its key evidence base documents is set out in Tables 1 and 2.

3 Implementing the Local Development Scheme

Table 1 - Progress on Local Development Scheme Targets

Milestones	Target	Achieved at 31.03.20	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		Yes	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 31.03.20	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	Yes	
Consultation Feedback to Development Policy Committee	May 2018	Yes	Achieved June 2018
Consideration of any Minor Modifications (if required)	May - June 2018	Yes	Achieved June 2018
Consideration of Submission Document by Development Policy Committee and Full Council	June 2018	Yes	DPC 7 June 2018, Full Council 19 June 2018
Preparation of evidence for Independent Examination (Regulation 22)	June 2018	Yes	
Preparation of evidence for Independent Examination	June - Sept 2018	Yes	
Independent Examination Hearing Sessions	Sept - Oct 2018	Yes	Nov - Dec 2018
Consideration by Full Council	November 2018		May 2020
Adoption	December 2018		Adopted May 2020
Commencement of Formal Review	January 2022		
Community Infrastructure Levy (CIL) Charging Schedule Review			
Commence Preparation of Review Documents	January 2020		March 2020 CPB agreed review of CIL Charging Schedule to align with future review of the Local Plan

3 Implementing the Local Development Scheme

Future Work

3.4 The City Council adopted its new Local Plan in May 2020. Table 2 provides a list of key Local Plan evidence base documents.

Table 2 - Progress on Key Local Plan Evidence Base Documents

Document	Key Stages/Dates	Progress at 31.03.2020
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
Statement of Common Grounds - Essex County Council, Braintree District Council, Basildon Borough Council, Uttlesford District Council, Harlow Council, Epping Forest District Council, Brentwood District Council, Maldon District Council, Rochford District Council, Castle Point Borough Council, Environment Agency, Anglian Water, Historic England, Natural England, Mid Essex Hospital Trust	Finalised across 2018/19	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

Implementing the Local Development Scheme 3

Document	Key Stages/Dates	Progress at 31.03.2020
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
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	2018 update published in September 2018
Local Plan Viability Study including CIL Viability review	Published January 2018	Post IDP viability update published June 2018

3 Implementing the Local Development Scheme

Document	Key Stages/Dates	Progress at 31.03.2020
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
Pre-submission SA Report	Published for Consultation January 2018	Published
Infrastructure		
Infrastructure Delivery Plan Update	Published June 2018	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.

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 2019 indicate the population of Chelmsford is now 178,388
- The estimated population of Chelmsford City has increased by 21,088 people 2001 - 2019.
- 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 - 2019

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

4 Contextual Indicators

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
2018	177,079
2019	178,388

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 £400,367 in 2019/20.
- The average house price in Chelmsford has increased by 5% for the year 2018/19 to 2019/20.
- 2019/20 has seen a decrease in the average price of detached dwellings and flats with an increase in semi-detached and terraced properties compared to the previous year.

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

Contextual Indicators 4

Year	Detached	Semi	Terraced	Flat	All
2005/06	£325,593	£214,223	£177,250	£149,790	£208,809
2006/07	£364,757	£229,852	£192,896	£153,186	£228,021
2007/08	£419,784	£239,046	£210,000	£146,993	£237,655
2008/09	£403,407	£209,884	£171,900	£134,295	£228,984
2009/10	£365,987	£241,210	£202,386	£153,885	£235,201
2010/11	£372,119	£220,548	£202,233	£134,115	£230,059
2011/12	£392,137	£232,338	£191,945	£139,677	£230,449
2012/13	£404,922	£258,000	£212,446	£127,459	£252,896
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
2018/19	£620,644	£382,255	£331,872	£230,529	£381,221
2019/20	£547,214	£402,926	£332,500	£208,614	£400,367

Source: home.co.uk

4 Contextual Indicators

Contextual Indicator 3 Local Economy

Contextual Indicator 3 - Local Economy in 2019/20

- 78.9% (93,300) of the population within the Chelmsford City Administrative area are economically active. This is 5.1% lower than 2018/19.
- The largest employment sectors in Chelmsford are human health and social work activities (15,000 people are employed within this sector), wholesale retail trade (15,000), education (9,000) and professional, scientific and technical activities (7,000).
- The average gross weekly earning of a full-time worker in the Chelmsford City administrative area is £639.60. This is 4.8% higher than the East of England average and 9% higher than the national average.
- The economic inactivity rate in the Chelmsford City administrative area is 21.1% which is 1.6% higher than the East of England average and higher than the national average of 20.9%.

Source: Nomis Official Labour Market Statistics 2020

Current Economic Conditions

4.1 Chelmsford's economy provides 87,000 jobs. Chelmsford's jobs density – that being the ratio of total jobs to population aged 16-64 – is 0.94, compared to the East of England average and national average of 0.86.

4.2 The claimant count for out of work benefits for people aged 16 + (which includes Job Seekers Allowance, National Insurance Credits and Universal Credit) in the Chelmsford City administrative area in March 2020 was 1.9%. This is lower than the East of England average of 2.4% and the national average of 3.1%.

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 and new Local Plan 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 Housing Delivery

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 - 2020

Commentary

5.7 The adopted requirement figure for the monitoring year 2019/20 under the Local Development Framework is 700 dwellings per annum for the period 2001-21, as set out in the Core Strategy and Development Control Policies Development Plan Document.

5.8 Following the adoption of the new Local Plan in May 2020, the new housing requirement is 805 dwellings per annum for the period 2013 – 2036.

5.9 Current Conditions

Chelmsford City Council has averaged 664 dwelling completions per annum between 2001 and 2020. During the year 2019/20 housing completion rates fell by just over 30% compared with the previous year, with 832 completions recorded. It should be noted that the April 2019 Housing Site Schedule had actually estimated a decrease in the number of completions compared with previous years (as per phasing information obtained from Developers). Whilst the number of completions was slightly less than expected for the year, this is as a result of a slight delay in the number of dwellings completed on the Peninsular site. Development here, is now accelerating quickly and delivery of over 200 units is expected on this site alone in 2020/21.

5.10 During 2019/20 a number of detailed reserved matters applications were approved for future phases of development within the strategic allocations in North East Chelmsford (Beaulieu and Channels) and Runwell Hospital. This reflects continuing 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.

Housing Delivery 5

Table 5 - Accumulative Annual Dwelling Completion Target 2001-20

Year	LDF Annual Dwelling Target	New Local Plan Annual Dwelling Target	Annual Dwelling Completions
2001/02	700	700	545
2002/03	700	700	1046
2003/04	700	700	731
2004/05	700	700	773
2005/06	700	700	483
2006/07	700	700	520
2007/08	700	700	756
2008/09	700	700	638
2009/10	700	700	200
2010/11	700	700	234
2011/12	700	700	235
2012/13	700	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
2018/19	700	805	1256
2019/20	700	805	832

Source: Chelmsford City Council Housing Trajectory April 2020

5 Housing Delivery

Figure 1 - Annual Dwelling Completions (Local Plan Housing Requirement)

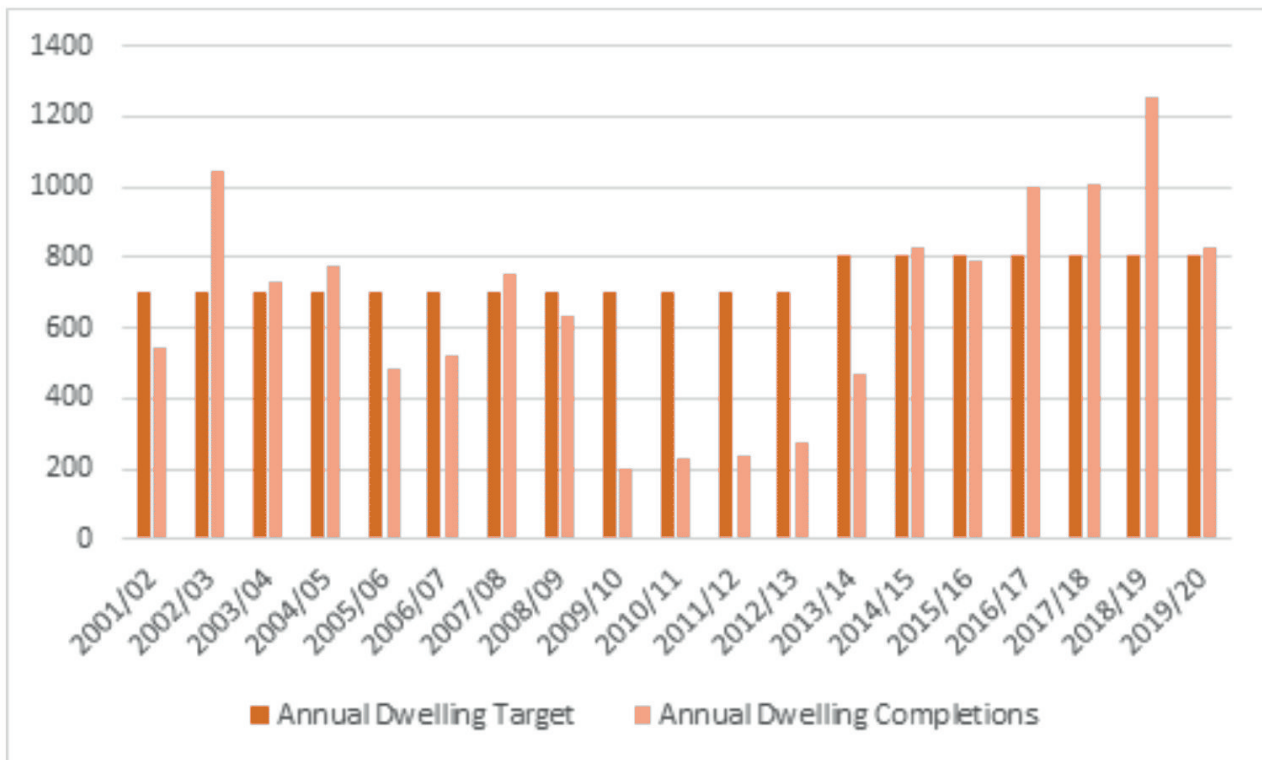


Figure 2 - Annual Dwelling Completions (Local Development Framework Housing Requirement)

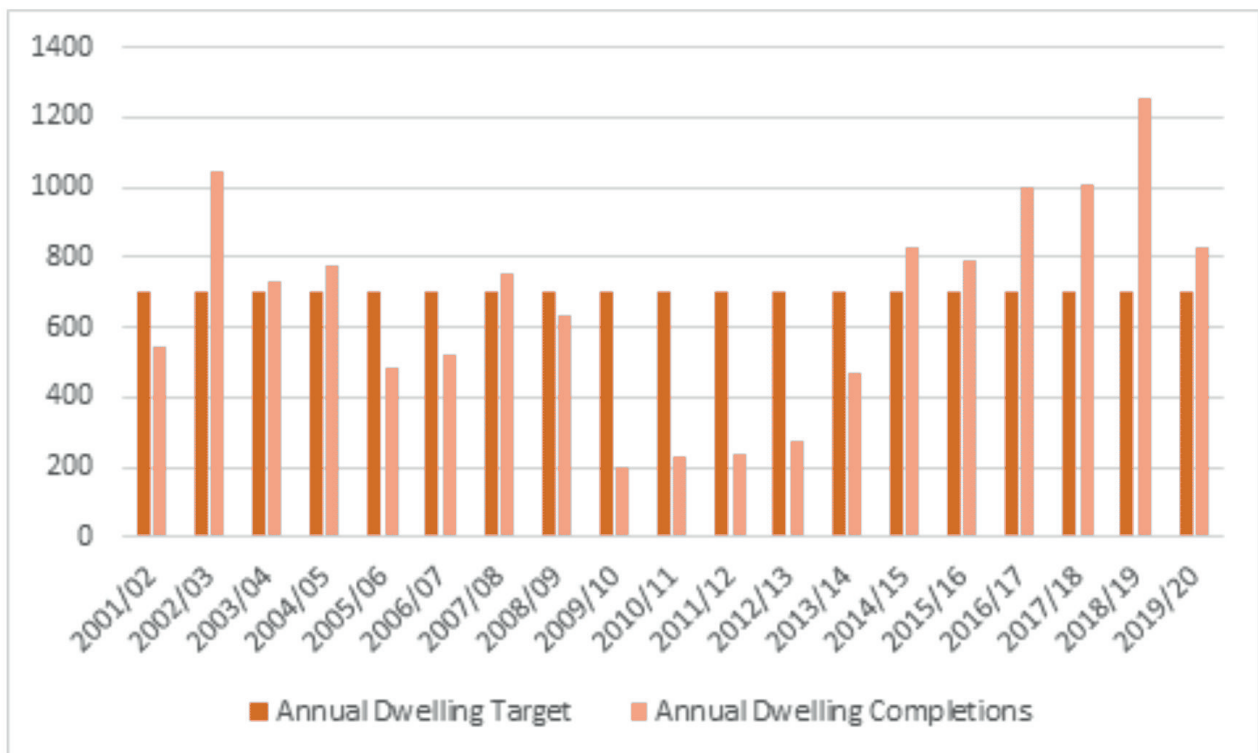


Table 6 - Annual Net Dwelling Requirement 2020 - 2021

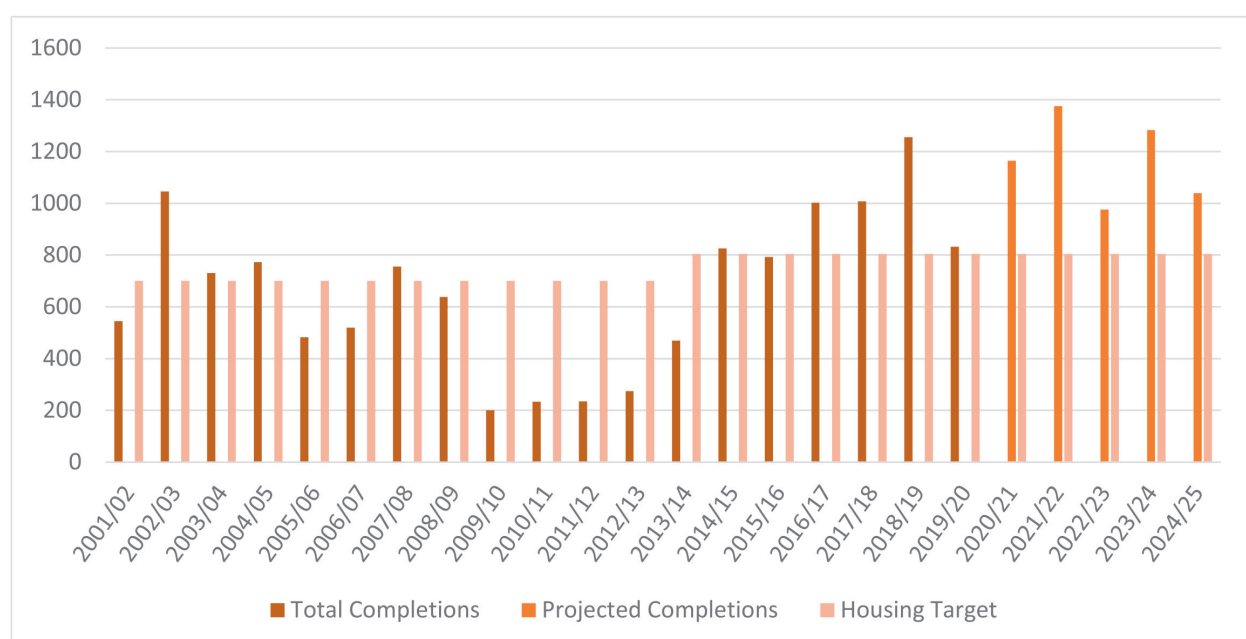
Dwelling Requirement 2001 – 2021	14,840
Total Completions 2001/02 – 2019/20	12,621
Average Annual Completion Rate 2001/02 – 2019/20	664
Housing Requirement LDF 2019/20 – 2020/21	1,400
Housing Requirement Local Plan 2019/20 - 2020/21	1,610

Source: Chelmsford City Council Housing Trajectory, April 2020

B. Projected Net Additional Dwellings 2018 - 2024

Commentary

5.11 The projected information contained in this monitoring report reflects the new Local Plan Housing Requirements and the Housing Trajectory published in April 2020. 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 and those without planning permission which are on allocated 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 2019/20 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 2020 demonstrates that the City Council has a 5 year land supply, including with a scenario of a 5 percent additional buffer.

Figure 3 - Housing Trajectory 2001 - 2025 (April 2020)

5 Housing Delivery

Table 7 - Projected Net Dwellings 2020 - 2025 (April 2020)

	2020/21	2021/22	2022/23	2023/24	2024/25
TCAAP Allocations	0	0	14	112	0
NCAAP Allocations	413	425	340	207	178
SADPD Allocations	112	132	7	0	0
Large Unallocated Sites	65	87	56	171	10
Small Unallocated Sites	131	79	187	20	10
Growth Area 1 - Central and Urban Chelmsford	360	633	286	495	224
Growth Area 2 - North Chelmsford	84	20	70	179	259
Growth Area 3 - South and East Chelmsford	0	0	16	69	150
New Local Plan Windfall	0	0	97	220	100
Total Projected Completions	1165	1376	976	1283	1039
Housing requirement	805	805	805	805	805
Annual Average Completion Rate (Rolling Average)	919	970	970	999	1002

Source: Chelmsford City Council Housing Trajectory, April 2020

D. Annual Net Additional Dwelling Completions 2001 - 2021

Table 8 - New Residential Development 2001 - 2021

New Residential Development 2001-2021	Dwellings
Dwellings Completions (2001-2020)	12,621
Remaining Dwelling Completions (2020-2021)	1,165
Total Provision (2001-2021)	14,840

Source: Chelmsford City Council Housing Trajectory, April 2020

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation', sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

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

5.12 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

Year	PDL Target	New Developments on PDL
2018/19	60%	63%
2019/20	60%	30%

Source: Chelmsford City Council Housing Completions

5.13 Whilst targets for the required percentage of residential developments being built on previously developed land has not been met in 2019/20, 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 63%. It should also be noted, years where there have been a high percentage of dwelling completions on Previously Developed Land, the overall total completions were relatively low e.g. 2010/11 78% of a total 234 completions of dwellings and 2011/12 74% of a total 235 completions.

5 Housing Delivery

Core Indicator 3 New Residential Densities

Core Indicator 3 - New Residential Densities

Objective

To deliver more sustainable patterns of development.

Target

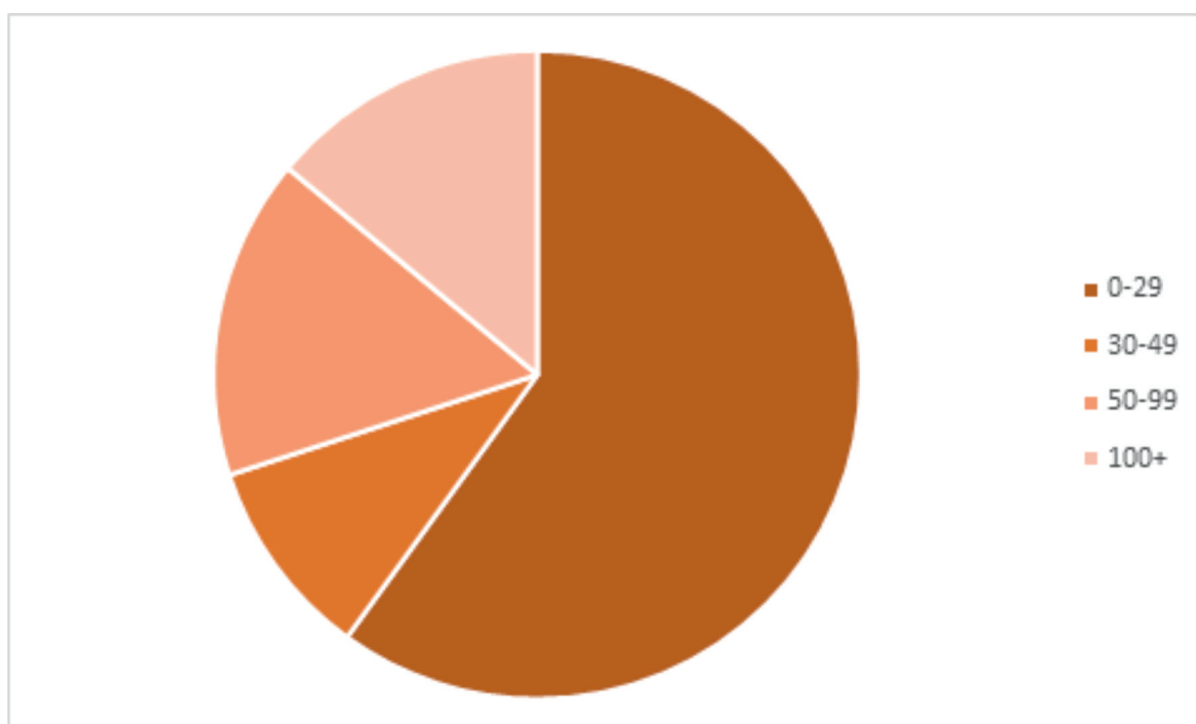
To achieve a minimum of 30 dwellings per hectare in all new residential developments.

Commentary

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

5.15 Policy DC3 of the Chelmsford Core Strategy and Development Control Policies DPD seeks to optimise housing densities in a manner that is compatible with a number of considerations, with a target of 50 dwellings per hectare within Chelmsford's urban areas and 30 dwellings per hectare elsewhere. Figure 4 shows the densities of approved dwellings in 2019/2020. Of the 108 applications approved for new dwellings, 65 achieved a density of 0-29 dwellings per hectare, 11 achieved a density of 30-49 per hectare, 17 achieved a density of 50-99 dwellings per hectare and 15 achieved a density of 100+ per hectare.

Figure 4 - New Residential Densities 2019/20



Housing Delivery 5

5.16 In 2019/20, only 39% of new planning applications granted permission in Chelmsford achieved a density of 30 dwellings and over per hectare. Residential development on predominantly brownfield sites located in the Chelmsford Town Centre Area Action Plan area, South Woodham Ferrers Town Centre and the Principal Neighbourhood Centres areas within the LDF, normally consist of a higher percentage of flatted development and therefore achieve a much higher density per hectare than sites located outside of these areas. For example the redevelopment of the car park site at Rainsford Road to provide 49 retirement living apartments (application reference 17/01899/FUL) achieves a density well in excess of 100 dwellings per hectare, whereas an application for a single dwelling house to the rear of an existing dwelling in Great Baddow (application reference 19/00448/FUL) provides a density of only 25 dwellings per hectare. Where a higher proportion of applications granted planning permission in a monitoring year reflect the latter typology of development, the target is unlikely to be met.

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

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

5.17 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.

5.18 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.

5.19 There were 189 affordable dwelling completions (net additional) between 1st April 2019 and 31st March 2020. This accounts for 23% 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%
2013/14	62	13%

Housing Delivery 5

Year	Number of Dwellings	%
2014/15	250	30%
2015/16	53	7%
2016/17	226	23%
2017/18	198	20%
2018/19	287	23%
2019/20	189	23%

Source: Chelmsford City Council Housing Completions

5.20 There has been an decrease of 34% in affordable housing completions in the last year. Whilst a fall in completions was anticipated (to reflect phasing information obtained from Developers) on some strategic sites, the decrease was slightly more than predicted. The April 2020 Housing Site Schedule does however indicate a steady increase in affordable housing completions over the next five years.

5.21 In 2019/20 a number of detailed planning 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. In addition, on two detailed planning applications, commuted sums in lieu of affordable housing provision on site were agreed. The sites and the corresponding commuted sums (before indexation) are also listed in Table 11.

Table 11 - Affordable Housing Sites 2019/20

Planning Reference Number	Site Address	Number and % of Affordable Housing Units Approved
19/00581/REM	Beaulieu Park Zones K and L	81 = 27.0%
19/00586/REM	Beaulieu Park Zones M, N & Q	73 = 26.9%
19/01998/REM	Beaulieu Park Zones O&P	30 = 27.0%
19/00254/REM	Land at Former Runwell Hospital	47 = 35.1%
19/01023/REM	Beaulieu Park Zone J	23 = 28.0%
17/01899/FUL	Car Park Rainsford Road	Commuted sum of £1,331,250
19/00453/FUL	Lee Stafford Hair and Beauty Beacon House 15-21 Rainsford Road	Commuted sum of £159,401
		TOTAL = 254

Source: Chelmsford City Council Development Management Records, 2020

5 Housing Delivery

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

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

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

5.23 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.

5.24 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.

5.25 Policy DC34 provides a pitch target for the period to 2016, in addition to a mechanism for the allocation of new sites and general criteria for decision making on planning applications. The supporting text to Policy DC34 sets out that 20 additional pitches are required to 2016. 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.

5.26 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.

5.27 Through two completed s106 Agreements for planning applications in North Chelmsford, a site and funding has been secured to help enable the delivery of 9 pitches. Planning permission was granted in December 2018 to bring forward delivery of the site in 2020/21.

5 Housing Delivery

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
July 2018	22	34
Jan 2019	22	33
July 2019	22	31
Jan 2020	22	29

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

Housing Delivery 5

Date	Number of Pitches	Number of Caravans
July 2006	37	96
July 2007	37	67
Jan 2008	49	70
Jan 2009	49	81
Jan 2010	53	85
Jan 2011	53	85
Jan 2012	51	81
Jan 2013	52	82
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
July 2018	52	110
Jan 2019	52	112
July 2019	54	95
Jan 2020	54	91

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

5 Housing Delivery

Date	Number of Pitches	Number of Caravans
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
Jan 2016	6	11
July 2016	6	11
Jan 2017	6	11
July 2017	7	11
Jan 2018	7	11
July 2018	7	11
Jan 2019	10	11
July 2019	10	11
Jan 2020	9	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

Housing Delivery 5

Date	Number of Pitches	Number of Caravans
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
July 2018	1	3
Jan 2019	1	3
July 2019	0	0
Jan 2020	0	0

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

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

6 Business Development

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 The objective of this indicator is 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 2019 and March 2020. 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 48% of the total permitted floorspace. This is followed by B1c which accounts for 28% of the total permitted floorspace, B1a which accounts for 20% and B2 which accounts for 4% 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	1,247
B1b	0
B1c	1,785
B2	242
B8	3,084
Total	6,358

Source: Chelmsford City Council Development Management Records, 2020

Business Development 6

Table 17 - Flexible Floorspace sqm

Flexible Space	Floorspace
B1, B8	2,517
Total Flexible Space	2,517

Source: Chelmsford City Council Development Management Records, 2020

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

6 Business Development

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 The objective of this indicator is 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 9.5 % of all gross permitted employment floorspace was within designated Employment Policy Areas. This represents a decrease of 53% compared with the previous year. This is to be expected given that existing allocated employment areas (within the LDF) are at full capacity. As a result, businesses are finding alternative suitable sites for employment uses with just under 3,000 sqm of employment floorspace permitted in existing agricultural buildings in 2019/20. As new allocations come forward within the new Local Plan the number of approvals within employment areas will inevitably increase.

Business Development 6

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	844	9.5%
Total Gross Floorspace permitted within Chelmsford	8,875	89.5%

Source: Chelmsford City Council Development Management Records, 2020

6.10 The following table identifies the breakdown of permitted uses within the Employment Policy Areas. B1 floorspace accounts for 46% of the total permitted floorspace, B2 accounts for 27% and B2 also accounts for 27%.

Table 19 - Employment Floorspace permitted by Type in Employment Areas

Use Class	Floorspace (sq.m.)
B1	382
B2	242
B8	220
Flexible Floorspace between B1, B2 and B8	Nil
Total	844

Source: Chelmsford City Council Development Management Records, 2020

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

6 Business Development

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 I (Managing Growth) of the LDF Monitoring Framework attached at Appendix A.

6.12 The objective of this indicator is to identify the completed employment floorspace that was on previously developed land (see Annex 2 of NPPF for definition).

6.13 53% of the permitted employment floorspace in Chelmsford City during 2019/20 was on previously developed land. This represents a decrease on the previous year where 98% was achieved. It should be noted that during 2019/20 over 40% of permitted employment floorspace was permitted in existing agricultural buildings. Under current regulations change of use of existing agricultural buildings is not considered as previously developed land.

Source: Chelmsford City Council Development Management Records, 2020

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

Business Development 6

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 31.03.20

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

8,875 sqm gross floorspace 1st April 2019 - 31st March 2020:

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	1,247
B1b	0
B1c	1,785
B2	242
B8	3,084
B1 - B8 (flexible)	2,517
Total	8,875

Source: Chelmsford City Council Development Management Records, 2020

6 Business Development

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 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 2019 and 2020 a total of 22,425 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	0
C Classes	21,970
D Classes	455
Total	22,425

Source: Chelmsford City Council Development Management Records, 2020

Business Development 6

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

6 Business Development

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 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 2019/20 a total of 2,502 dwellings were approved on employment land, 1,439 of which have been constructed as at 31/03/2020. This constitutes a loss of 44.75 hectares of employment land to housing. Between 1st April 2019 and 31st March 2020 3.69 ha of employment land was granted permission to be lost to residential development, creating a further 330 new dwellings, as shown in Table 23.

6.22 It should be noted that a number of approvals in Table 23 relate to the prior approval procedure introduced by the Government in 2013 which allows 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 (2019-20)

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.19 to 31.03.20	Housing Not Completed at 31.03.20
Workshop, Main Road, Woodham Ferrers, Chelmsford	0.10	General Industrial	2	0
Central House, Parkway, Chelmsford	0.13	Office	37	0
Store Rear of 26 The Street, Little Waltham, Chelmsford	0.02	Office	1	0

Business Development 6

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.4.19 to 31.03.20	Housing Not Completed at 31.03.20
50 Rainsford Road, Chelmsford	0.10	Office	27	0
101 New London Road, Chelmsford	0.09	Office	20	0
TOTAL	0.44	N/A	87	0

Source: Chelmsford City Council Development Management Records, 2020

Table 23 - Employment Land Permitted to be Lost to Housing (2019-20)

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2019 to 31.03.2020	Housing Not Completed at 31.03.2020
Land at 19 to 21 Woodham Halt, South Woodham Ferrers, Chelmsford	0.16	Office	0	7
Site at Pondlands Farm, Runwell Road, Runwell	0.29	Light Industrial	0	3
Bell House, Bell Street, Great Baddow, Chelmsford	0.02	Office	0	1
1 St Johns Court, Moulsham Street, Chelmsford*	0.02	Office	0	4
Building North of Moat House Farm, Runwell Road, Runwell	0.05	Light Industrial	0	1
Home, Smallgains Lane, Stock, Chelmsford	0.08	Storage and Distribution	0	1
Trinity House, 1 Trinity Square, South Woodham Ferrers, Chelmsford*	0.05	Office	0	6
Land Adjacent Green Cottages, Ivy Barn Lane, Margaretting, Chelmsford	0.03	Storage and Distribution	0	1
12 Parkway, Chelmsford	0.02	Office	0	1
Tindal House, Tindal Square, Chelmsford*	0.02	Office	0	3

6 Business Development

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2019 to 31.03.2020	Housing Not Completed at 31.03.2020
Garage Coronation Bungalow, Ingatestone Road, Highwood, Chelmsford	0.22	Light Industrial	0	1
Ambleside, Park Lane, Ramsden Heath, Chelmsford	0.015	Storage and Distribution	0	1
Site at 27 The Square, Stock Chelmsford	0.02	Office	0	1
Building North West of Well House Farm, Little Green Road, Great Waltham, Chelmsford*	0.02	Light Industrial	0	1
Site at 190 Galleywood Road, Great Baddow, Chelmsford	0.27	Office	0	3
Ashby House, Brook Street, Chelmsford*	0.08	Office	0	91
First Floor and Second Floor, 19 Duke Street, Chelmsford*	0.02	Office	0	4
Site at 51 to 53 New London Road, Chelmsford*	0.01	Office	0	18
Threadneedle House, 9-10 Market Road, Chelmsford*	0.01	Office	0	66
11-12 Critchett Terrace, Rainsford Road, Chelmsford*	0.01	Office	0	1
Block B Chelmsford Office and Technology Park, West Hanningfield Road, Great Baddow, Chelmsford*	0.59	Office	0	69
Block C Chelmsford Office and Technology Park, West Hanningfield Road, Great Baddow, Chelmsford*	0.66	Office	0	39
Hampton House, 137 Beehive Lane, Great Baddow, Chelmsford	0.17	Office	0	7

Business Development 6

Site Location	Land Lost (ha)	Previous Use	Housing Completed 01.04.2019 to 31.03.2020	Housing Not Completed at 31.03.2020
TOTAL	3.69		0	330

Source: Chelmsford City Council Development Management Records, 2020

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

7 Transport

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 Government guidance at that time. The Parking Standards are expressed as a range of maximum and operational amounts of parking for broad classes of interim development. 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. The Council published further guidance on Parking in March 2015.

7.3 Of the single-use non-residential developments completed during 2019/20, all were considered to be compliant with the parking standards.

Source: Chelmsford City Council Development Management Records, 2020

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

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 as do Compass Gardens and Saltcoats Park.

8.5 The following parks have a Green Flag in their own right. Springfield Hall Park, Oaklands Park, Hylands Park, Coronation Park, Central Park, Lionmede Recreation Gound and Chelmer Valley LNR.

8 Open Space

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, 2020

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

Flood Protection and Water Quality 9

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 Appendix 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, 2020

9 Flood Protection and Water Quality

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

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 Appendix 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.

I0 Biodiversity

Table 26 Habitat Survey

	2004	2016
Number of LoWS	150	171
Area (ha)	1654	1663

Source: Essex Ecology Services Ltd. 2016

Action

In May 2020 the council adopted a new Local Plan. Section I0 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section I0 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

Part | | Renewable Energy

Core Indicator | 6 Renewable Energy Capacity Installed by Type

Core Indicator | 6 - Renewable Energy Capacity Installed by Type

Objective

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

Target

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

Commentary

11.1 This indicator is identified as Core Output Indicator ECE2(ii) within Theme 2 (Environmental Protection and Enhancement) of the LDF Monitoring Framework attached at Appendix 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 149 of the NPPF states that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long term implications of flood risk, coastal change, water supply, biodiversity and landscapes and the risk of overheating from rising temperatures.

11.3 The City Council considers that the design and construction of buildings can directly affect the environment in terms of energy use and the generation of greenhouse gases, and the subsequent impact on climate change through global warming. The implementation of appropriate measures to reduce the consumption of energy and natural resources will achieve the Council's wider objective of securing more sustainable forms of development.

11.4 To ensure that new development meets the required standards, planning applications are monitored against the criteria of Policy DC24 of the Core Strategy and Development Control Policies DPD. Planning conditions are imposed on developments of five or more dwellings or non-residential developments of 1,000sqm or more, requiring the use of renewable energy systems, a proportion of recycled materials, and for non-residential buildings to achieve a minimum BREEAM rating of 'very good'. The Council also supports the use of the Home Quality Mark which was launched in 2018 and replaces the Code for Sustainable Homes.

11.5 In accordance with the guidance set out in the NPPF, and to encourage energy and resource efficient sustainable design and construction techniques, the City Council also assesses planning applications against its Building for Tomorrow – Guidance on Sustainable Design and Construction Supplementary Planning Document, adopted in June 2013.

11.6 In July 2019 the Council declared a climate and ecology emergency in Chelmsford, followed by an action plan to reduce emissions and protect the environment in the Council's area. The action plan includes updating planning guidance and using planning policy to encourage zero carbon development.

II Renewable Energy

II.7 With this in mind, the SPD is being updated to reflect the emerging Local Plan and will be consulted on later in 2020.

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

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 24 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. 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

Chelmsford Local Plan

12.6 The Chelmsford Local Plan was submitted for Independent Examination to the Secretary of State on 29 June 2018, with the Examination in Public being held in November/December 2018.

12.7 The Inspector indicated at the hearing sessions and through a Post Hearing Advice Letter (February 2019) the changes needed to make the Plan Sound. A Schedule of the Proposed Main Modifications was published for consultation in August and September 2019.

12 Duty to Co-operate

12.8 The main modifications were required to resolve issues in order to make the Local Plan sound or to ensure its legal compliance. They involved changes or insertions to policies and text that were essential to enable the Plan to be adopted. Some main modifications resulted in consequential changes to the Policies Map which accompanied the Main Modifications consultation

12.9 In addition, the Council proposed a number of Additional Modifications to the submitted Local Plan, as factual updates of the supporting text.

12.10 The consultation responses to the Main Modifications were sent to the Inspector so she could take them into account before reaching her final conclusions on the Local Plan. The Inspector issued her final report on 25 February 2020, and stated that the Local Plan was legally compliant, that the Duty to Co-operate had been fulfilled, and that it was sound subject to the Main Modifications being made. The final report marked the formal end of the Local Plan examination.

12.11 The Inspector concluded in her report that:

“... the evidence illustrates that the Council has made considerable efforts to engage with all relevant organisations and prescribed bodies throughout the Plan’s preparation. Overall, I am therefore satisfied that, where necessary, the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.”

12.12 All contacts on the Council’s planning consultation database, which includes the duty to co-operate bodies, were notified of Cabinet consideration of the Main Modifications, the Main Modifications Consultation itself, and receipt of the Inspector’s report.

Essex Coast Recreational disturbance Avoidance and Mitigation Strategy Draft Supplementary Planning Document

12.13 There was one formal consultation during the monitoring period, on the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy Draft Supplementary Planning Document (RAMS).

12.14 The Strategy was developed in partnership with Natural England and 11 other Essex councils, and consultation was carried out across all the councils in January/February 2020. Notifications were sent to all Duty to Co-operate bodies registered on the Council’s consultation database along with details on where to view the consultation documents and how to make comments.

12.15 Representations were received from the following prescribed Duty to Co-operate bodies:

- Highways England
- The Port of London Authority
- Natural England
- Marine Management Organisation
- Transport for London
- Essex County Council
- Braintree District Council

Duty to Co-operate 12

- Tendring District Council
- Ipswich Borough Council

12.16 All comments will be considered before finalising the document, and the comments and the changes to be made will be included in a feedback report to be published later in 2020.

Responding to other Local Plan consultations

12.17 A number of adjoining and other Essex local authorities have been progressing their Local Plans.

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

Authority	Consultation	Date
Essex County Council	Park and Ride Concessionary Bus Passes	June 2019
Essex County Council	Green Strategy	June 2019
Essex County Council	Draft Walking Strategy	July 2019
Natural England	Hatfield Forest Site of Special Scientific Interest (SSSI)/National Nature Reserve (NNR) Mitigation Strategy	Meeting July 2019 Consultation response September 2019
North Essex Garden Communities	Technical Consultation	August 2019
Highways England	A12 Widening Junctions 23-25	November 2019
Essex County Council	Minerals Local Plan Review Scoping	December 2019
Castle Point Borough Council	Local Plan Regulation 19 Consultation	January 2020
Marine Management Organisation	Draft South East Inshore Marine Plan Consultation	February 2020

Table 28 - Collaborative Work Undertaken

Topic	Cooperating With	Current Position
Livewell Initiative	All 13 Essex local authorities and a number of health organisations	Essex Planning Officers' Association (EPOA) endorsement; Report to Chelmsford Policy Board, October 2019

12 Duty to Co-operate

Topic	Cooperating With	Current Position
RAMS Strategy	11 other LPA's	RAMS Strategy adopted by LPAs; Bird Aware website launched September 2019; Draft SPD published for consultation January 2020
Essex County Council Developer Guide to Infrastructure Contributions	Essex County Council	Feedback given September 2019
Housing Delivery Test monitoring and results forecast	EPOA	Data collection and monitoring undertaken September 2019
Gypsy and Traveller Transit Sites	EPOA	Memorandum of Understanding and terms agreed, December 2019
Healthcare provision	Mid Essex Clinical Commissioning Group	Quarterly meetings
Public transport - Chelmsford to Braintree bus corridor and route based strategy	CCC, Braintree District Council, ECC Highways, First Bus	Quarterly meetings
Local Cycling and Walking Infrastructure Plans	Essex County Council	Ongoing

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

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 2019 to 31 March 2020.

Table 29 Community Infrastructure Levy (CIL) Monitoring Report 2019/20 (£)

	Amount received (£) (a)	Retained from previous years (£) (b)	Expenditure (£) (c)	Retained at end of 2019/20 (£) (a+b+c)
Main CIL fund (table 30)	6,506,561.52	9,312,813.86	543,364.00	15,276,011.38
Areas with no Parish Council (table 32)	519,284.54	1,347,347.73	1,355,402.00	511,230.27

13 Community Infrastructure Levy (CIL)

	Amount received (£) (a)	Retained from previous years (£) (b)	Expenditure (£) (c)	Retained at end of 2019/20 (£) (a+b+c)
Parish and Town Council's (table 31)	643,400.02	287,370.34	580,558.49	350,211.87
Local surplus*	59,618.64	88,896.26	2,571.00	153,240.90
Administration (5%)	406,660.10	-	406,660.10	-
TOTAL	8,135,524.82	11,043,725.19	2,888,555.59	16,290,694.42

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 2019/20

Receipts	£
Receipts	
Cash	6,506,561.52
Land	-
TOTAL	6,506,561.52
Expenditure	
Infrastructure:	
Wayfinding Phase 2	43,364.00
TOTAL	43,364.00
Reallocation from Central Neighbourhood Pot	
Infrastructure:	
Tindal Square Public Realm	500,000.00
TOTAL	500,000.00

Community Infrastructure Levy (CIL) 13

Table 31 Parish and Town Council's 2019/20

Parish/Town Council	Received (£)	Retained from previous years (£)	Transferred to Local Council (£)	Retained at end of 2019/20 (pending transfer in 20/21) (£)
Boreham	122,064.10	26,677.02	89,100.32	59,640.80
Broomfield	169,100.97	64,577.79	125,910.44	107,768.32
Chignal	28,395.81	26,188.23	26,321.84	28,262.20
Danbury	15,019.54	4,376.86	10,548.08	8,848.32
East Hanningfield	538.88	-	272.57	266.31
Galleywood	7,016.79	-	6,315.32	701.47
Good Easter	1,282.25	-	1,282.25	-
Great Baddow	6,318.93	7,218.78	11,678.27	1,859.44
Great Waltham	15,301.92	981.41	16,283.33	-
Great and Little Leighs	118,967.12	62,243.73	124,011.90	57,198.95
Highwood	-	-	-	-
Little Baddow	4,257.77	-	4,213.39	44.38
Little Waltham	1,770.49	1,770.49	3,540.98	-
Margaretting	-	902.51	902.51	-
Mashbury	-	-	-	-
Pleshey	-	1,561.43	1,561.43	-
Rettendon	4,312.64	4,299.62	4,299.62	4,312.64
Roxwell	11,131.29	4,754.96	10,540.13	5,346.12
Runwell	20,336.29	6,041.26	21,408.88	4,968.67
Sandon	4,612.50	-	4,612.50	-
South Hanningfield	4,224.21	-	861.04	3,363.17
South Woodham Ferrers	7,672.19	14,323.23	21,477.20	518.22
Springfield	45,681.21	37,788.73	60,594.00	22,875.94

13 Community Infrastructure Levy (CIL)

Parish/Town Council	Received (£)	Retained from previous years (£)	Transferred to Local Council (£)	Retained at end of 2019/20 (pending transfer in 20/21) (£)
Stock	30,181.77	10,707.30	12,764.15	28,124.92
West Hanningfield	-	3,583.63	3,583.63	-
Woodham Ferrers & Bicknacre	21,854.24	3,973.12	12,418.62	13,408.74
Writtle	3,359.11	5,400.24	6,056.09	2,703.26
TOTAL	643,400.02	287,370.34	580,558.49	350,211.87

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

Neighbourhood	Received (£)	Retained from previous years (£)	Expenditure (£)	Retained end of 2019/20 (£)
Central (Marconi, Moulsham & Central, Waterhouse Farm)	489,564.81	1,173,910.50	1,270,248.00	893,227.31
North East (The Lawns, Trinity)	6,489.53	41,223.46	33,640.00	14,072.99
North West (St. Andrews, Patching Hall)	18,442.31	70,073.72	5,000.00	83,516.03
South (Goat Hall, Moulsham Lodge)	4,787.89	62,140.05	46,514.00	20,413.94
TOTAL	519,284.54	1,347,347.73	1,355,402.00	511,230.27

Table 33 Funding allocated but not spent 2019/20

Allocation	(£)
Infrastructure:	
Central	
George Street	71,500.00
North Avenue Youth Centre - Defibrillator	3,500.00

Community Infrastructure Levy (CIL) 13

Allocation	(£)
North Avenue Youth Centre - Lighting and Equipment	14,750.00
Langton Community Centre	47,000.00
Savernake Road Scout Hut	4,000
CHESS Day Centre	300,000.00
Sanctus Education Programme	5,000.00
Sanctus First Floor Refurbishment	28,543.00
Sanctus Refit Kitchen	7,530.00
Age Concern First Floor Extension	211,500.00
Meadows Car Park Additional Streetlight	5,000
Chelmsford Community Transport - Minibus	29,495.00
Cool to be Kind Locker Project	2,925.00
Oaklands Park Neighbourhood Watch CCTV	3,000.00
CCTV Admirals Park	30,000.00
Widford Parish Centre - Community Hub	6,505.00
Reallocation to Strategic Pot for Tindal Square Public Realm	500,000.00
TOTAL	1,270,248.00
North East	
Springfield Youth Centre	2,000.00
Havengore CCTV	6,380.00
Torquay Road CCTV	6,380.00
Byron Road CCTV	6,380.00
Additional Police Controls Springfield	7,000.00
Coronation Park Basketball Court	5,500.00
TOTAL	33,640.00
North West	

I3 Community Infrastructure Levy (CIL)

Allocation	(£)
Langton Community Centre	5,000.00
TOTAL	5,000.00
South	
Moulsham Lodge Community Trust Cafe	9,583.00
Moulsham Lodge Community Trust Phase 2	36,931.00
TOTAL	46,514.00

Action

In May 2020 the council adopted a new Local Plan. Section 10 'Monitoring and Implementation,' sets out how the Council will monitor the new Local Plan's success in meeting the Strategic Priorities identified in the Plan. This will be done through the monitoring of indicators set out in the tables included in Section 10 and includes triggers for action, as well as identifying actions and contingencies required, where indicators are not being met.

Chelmsford City Council Monitoring Framework |

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

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

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

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

THEME I MANAGING GROWTH**Strategic Objective MG1**

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

Policy Target (CP2)

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

Output Indicators

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

Strategic Objective MG2

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

Policy Target (CP2, CP3 and CP4)

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

Output Indicators

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

I Chelmsford City Council Monitoring Framework

Strategic Objective MG3

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

Policy Target (CP5)

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

Output Indicators

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

Strategic Objective MG4

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

Policy Target (CP6 and CP7)

To develop a high quality urban environment.

Output Indicators

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

Chelmsford City Council Monitoring Framework |

Strategic Objective MG5

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

Policy Target (CP8)

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

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

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

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

Policy Target (CP9)

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

Output Indicators

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

I Chelmsford City Council Monitoring Framework

Strategic Objective EPE2

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

Policy Target (CPI0, CPI1)

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

Output Indicators

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

Strategic Objective EPE3

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

Policy Target (CPI2, CPI3 and CPI4)

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

Output Indicators

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

THEME 3 BALANCED COMMUNITIES

Chelmsford City Council Monitoring Framework |

Strategic Objective BC1

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

Policy Target (CPI5)

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

Output Indicators

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

Strategic Objective BC2

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

Policy Target (CPI6)

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

Output Indicators

As MG5

I Chelmsford City Council Monitoring Framework

Strategic Objective BC3

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

Policy Target (CP17)

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

Output Indicators

(i) Indices of Deprivation (Local)

Strategic Objective BC4

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

Policy Target (CP8)

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

Output Indicators

As MG5

Chelmsford City Council Monitoring Framework |

Strategic Objective QL1

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

Policy Target (CPI8)

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

Output Indicators

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

Strategic Objective QL2

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

Policy Target (CPI9)

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

Output Indicators

As MG5

Strategic Objective QL3

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

Policy Target (CPI9)

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

Output Indicators

As MG5

I Chelmsford City Council Monitoring Framework

Strategic Objective QL4

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

Policy Target (CP20)

To secure high quality development that achieves residential approval.

Output Indicators

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

Strategic Objective QL5

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

Policy Target (CP21)

To secure high quality development that achieves residential approval.

Output Indicators

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

Chelmsford City Council Monitoring Framework |

Strategic Objective ECP1

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

Policy Target (CP22)

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

Output Indicators

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

Strategic Objective ECP2

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

Policy Target (CP23)

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

Output Indicators

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

I Chelmsford City Council Monitoring Framework

Strategic Objective ECP3

Enhance Chelmsford's role as a Regional Transport Node.

Policy Target (CP24)

To promote improved public transport services and facilities.

Output Indicators

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

Strategic Objective ECP4

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

Policy Target (CP25)

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

Output Indicators

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

Chelmsford City Council Monitoring Framework |

Strategic Objective ECP5

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

Policy Target (CP26)

To promote business activity within the City

Output Indicators

None

2 Monitoring of Core Output Indicators

Part 2 Monitoring of Core Output Indicators

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:

MGI: 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:

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

Monitoring of Core Output Indicators 2

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

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

Balanced Communities

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

The Strategic Objectives under this theme are:

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

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

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

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

Quality of Life

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

The Strategic Objectives under this theme are:

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

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

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

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

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

2 Monitoring of Core Output Indicators

Economic Prosperity

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

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

The Strategic Objectives under this theme are:

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

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

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

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

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



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