

Chelmsford Borough Annual Monitoring Report

Covering the period from
April 2005 to March 2006

Chelmsford Borough Local Development Framework
December 2006



Chelmsford
BOROUGH COUNCIL

Foreword

This is the second Annual Monitoring Report (AMR) prepared by Chelmsford Borough Council under Section 35 of the Planning and Compulsory Purchase Act 2004. It covers the period 1st April 2005 – 31st March 2006 and contains information on the implementation of the Local Development Scheme and the extent to which the policies set within the Chelmsford Borough Local Plan are being achieved. The AMR is the main mechanism for assessing Chelmsford Borough Council's Local Development Framework process and will reflect the 'plan, monitor and manage' approach to planning, whereby the results of monitoring feed directly into the continuous review of planning policies.

The monitoring of progress towards the targets and milestones set out in the Chelmsford Borough Local Development Scheme (LDS) is contained within this AMR. Each year this section of the AMR will assess whether the Borough Council has met its LDS targets and milestones and whether there is a need to update the LDS in the light of progress achieved.

The monitoring of policies is being developed using the 'objectives-policies-targets-indicators approach', which establishes clear and specific objectives to guide the development and measurement of meaningful indicators and targets. The monitoring and evaluation of progress towards these established objectives and targets will then form part of the feedback mechanism to ensure effective management and implementation of policies.

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I.0 Introduction

- Background to and purpose of AMR's
- Summary of current position on DPD preparation

- I.1 Review and monitoring are key aspects of the Government's "plan, monitor and manage" approach to the planning system. One of the tests for soundness of development plan documents is that there are clear mechanisms for implementation and monitoring. As part of this monitoring effort, the Borough Council is required to prepare Annual Monitoring Reports (AMRs) under the new development plan system, in accordance with the Planning and Compulsory Purchase Act 2004.
- I.2 Each year the Council will publish an AMR. This is one of the documents to be included in the Council's Local Development Framework and will be made publicly available. The key functions of AMRs will be to monitor the production of the Council's development plan documents, to report on the performance of the policies they contain and to indicate actions proposed.
- I.3 This is the Council's second AMR. It covers the period from 1st April 2005 to 31st March 2006, and must be submitted to the Secretary of State by the end of December 2006. Copies of the first AMR covering the period from 1st April, 2004 to 31st March 2005 are available from the Borough Council's Planning Policy Team
- I.4 The scope of the first and second AMR's is limited since the key Development Plan Documents that need to be monitored are still in course of preparation. Therefore, the 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) that was submitted to the Government in March 2005. The AMR notes if any adjustments to the LDS are needed;

- presents an analysis in terms of the Core Output Indicators that are set by the Government. In particular, the AMR presents an update of the “housing trajectory” that monitors housing delivery by showing past performance and projected future performance compared with key policy targets;
- summarises any actions that are proposed, for instance to revise the LDS.

2.0 The Monitoring Framework

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

- 2.1 The monitoring framework for the LDF is being developed as part of DPD production. The main principles underlying the monitoring framework are to make use of existing information, to retain consistency with national and regional monitoring, to take a forward looking approach and to set clear objectives, policies, targets and indicators, as an integral part of DPD production. The AMRs will be the vehicle for reporting the monitoring framework and reviewing progress. The AMRs will also consider how approaches to monitoring can be made more effective and efficient.
- 2.2 The monitoring of a number of the core output indicators has already been established as part of the Development Management (i.e. development control) process. However, the submission Core Strategy and Development Control Policies DPD (submitted in November 2006) puts in place a monitoring framework which is set out at Annex C. This framework will be updated during the course of the Core Strategy's implementation, via Annual Monitoring Reports.

3.0 Implementing the Local Development Scheme

- LDS targets and milestones (for each document listed in the LDS)
- Review of progress in meeting the targets and milestones
- Reasons why any document preparation is 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 Local Development Scheme (LDS). It assesses where the Borough Council:

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

3.2 The position at 31st March 2006 for each Development Plan Document is set out in Tables 1a and 1b. This also includes an indication of progress towards the milestones set by the LDS for the subsequent year April 2006 to March 2007. This indicates that the Borough Council has completed plan stages during 2005/6 07 in accordance with the LDS (However, a delay to production has occurred during Summer 2006, arising from the need to review the content of all documents in the light of DPD Examinations elsewhere in the country. This has necessitated undertaking a review of the LDS during Autumn 2006).

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

Milestones	Target	Achieved at 31.03.06	Notes
LDS			
Submission to Government	28 Mar 2005	Yes	Approved Apr 2005
SCI			
Pre-production/Survey and Stakeholder Consultation	Apr-Dec 2004	Yes	
Prepare draft SCI Document	Jan 2005	Yes	
Participation on Preferred Options Document (Reg 26)	Mar/Apr 2005	Yes	
Consider Representations	May 2005	Yes	
Submit Draft SCI to Secretary of State	June 2005	Yes	
Consultation on Submission Document (Reg 29)	June/July 2005	EiP not needed	
Pre-examination Meeting	Sept 2005	EiP not needed	
Start Independent Examination	Oct 2005		
Adoption and Publication	Jan 2006	Yes	
Core Strategy LDD			
Pre-production/Survey	Oct 03-Dec 04	Yes	
Prepare Draft Issues Document	Feb 2005	Yes	
Start Consultation on Issues Document (Reg 25)	March 2005	Yes	
Prepare Preferred Options Document	Sept 2005	Yes	
Participation on Preferred Options Document (Reg 26)	Jan/Feb 2006	Yes	Ahead – Nov/Dec 05
Consider Representations	Mar/Apr 2006	Yes	
Submission of DPD to Secretary of State	Nov 2006*		
Formal Consultation on Submission Document (Reg 29)	Nov/Dec 2006*		
Pre-examination Meeting	April 2007*		
Independent Examination commences	June 2007*		
Receipt of Inspector's binding Report	Nov 2007*		
Adoption and Publication	Dec 2007*		

* Revised Milestones contained in Review of LDS - approved by Borough Council Cabinet - October 2006 (for submission to GO-East December 2006)

Milestones	Target	Achieved at 31.03.06	Notes
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Chelmsford Town Centre AAP

Pre-production/survey	June 04-Feb 05	Yes	
Prepare Draft Issues Document	March 2005	Yes	
Start Consultation on Issues Document (Reg 25)	March 2005	Yes	
Prepare Preferred Options Document	June 2005	Yes	
Participation on Preferred Options Document (Reg 26)	Sept/Oct 2005	Yes	Ahead - Nov/Dec 05
Consider Representations	Mar/Apr 2006	Yes	
Submission of DPD to Secretary of State	Nov 2006*		
Formal Consultation on Submission Document (Reg 29)	Nov/Dec 2006*		
Pre-examination Meeting	April 2007*		
Independent Examination commences	June 2007*		
Receipt of Inspector's binding Report	Nov 2007*		
Adoption and Publication	Dec 2007*		

Site Allocations LDD

Pre-production/survey	July-Dec 2005*		
Prepare Draft Issues Document	Jan 2007*		
Start Consultation on Issues Document (Reg 25)	Mar/Apr 2007*		
Prepare Preferred Options Document	July 2007*		
Participation on Preferred Options Document (Reg 26)	Oct/Nov 2007*		
Consider Representations	Dec 07 / Jan 08*		
Submission of DPD to Secretary of State	April 2008*		
Formal Consultation on Submission Document (Reg 29)	Apr/May 2008*		
Consultation on Submitted Site Representations (Reg 33)	Jun/Jul 2008*		
Pre-examination Meeting	Sep 2008*		
Independent Examination commences	Dec 2009*		
Receipt of Inspector's binding Report	May 2009*		
Adoption and Publication	June 2009*		

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

Milestones	Target	Achieved at 31.03.06	Notes
Sustainable Design and Construction			
Commencement	March 2004*	Yes	
Prepare Draft SPD	March 2006*	Delayed	
Public Participation on Draft SPD	Nov/Dec 2006*		
Adoption	December 2007*		
Affordable Housing			
Commencement	October 2004*	Yes	
Prepare Draft SPD	March 2006*	Delayed	
Public Participation on Draft SPD	Nov/Dec 2006*		
Adoption	December 2007*		
Chelmsford Borough Landscape Character Assessment			
Commencement	July 2005**	Yes	
Prepare Draft SPD	March 2007**		
Public Participation on Draft SPD	May/June 2007**		
Adoption	October 2007**		
South Woodham Ferrers Urban Framework			
Commencement	March 2004*	Yes	
Prepare Draft SPD	January 2006*	Yes	
Public Participation on Draft SPD	Feb/Mar 2007*		
Adoption	December 2007*		
Essex Design Guide for Residential and Mixed Use-Areas, with Urban Place Supplement			
Commencement	October 2004**	Yes	
Prepare Draft SPD	March 2005**		
Public Participation on Draft SPD	July/Aug 2005**		
Adoption	June 2007**		

* Revised Milestones contained in Review of LDS - approved by Borough Council Cabinet - October 2006 (for submission to GO-East December 2006)

** To be deleted as a potential SPD

Milestones	Target	Achieved	Notes at 31.03.06
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Urban Site Guidance

Commencement	July 2005*	Yes	
Prepare Draft SPD	July 2006*		
Public Participation on Draft SPD	Nov/Dec 2006*		
Adoption	Dec 2007*		

Planning Obligations

Commencement	Jan 2006*	Yes	
Prepare Draft SPD	Sept 2006*		
Public Participation on Draft SPD	Feb/Mar 2007*		
Adoption	Dec 2007*		

Village Design Statements (all commenced at 31.03.06):

Galleywood	Adoption	-	Yes	February 2005
South Hanningfield	Adoption	-	Yes	March 2005
Little Baddow	Adoption	Summer 2005		Adopted May 2005
Boreham	Adoption	Spring 2006		Winter 2006 / 2007
Margaretting	Adoption	Autumn 2005		Winter 2006 / 2007
Danbury				Spring 2007
Great and Little Leighs	Adoption	Autumn 2005		Spring 2007
West Hanningfield	Adoption	-		Spring 2007
Chignals	Adoption	-		Summer 2007
Good Easter	Adoption	-		Summer 2007
Great Baddow	Adoption	Winter 2007		Summer 2007
North End	Adoption	Winter 2005		Summer 2007
Rettendon				Autumn 2007
Broomfield				Winter 2008
Sandon				Summer 2008
Stock				Summer 2008

* Revised Milestones contained in Review of LDS - approved by Borough Council Cabinet - October 2006 (for submission to GO-East December 2006)

4.0 Contextual Indicators

■ Key Contextual Characteristics of the Borough

Contextual Indicator 1 - Population

- The 2005 mid-year population estimate for Chelmsford Borough was 161,100 people
- The population of Chelmsford Borough has increased by 3,800 people since 2001
- The population of Chelmsford increased by 31% between 1971-2005 and with a growth of 8% between 1991-2005
- There was net out-migration from Chelmsford Borough to Braintree, Colchester, Maldon and Rochford between 1991 and 2001
- There was net in-migration into Chelmsford Borough from London, Brentwood, Basildon, Epping Forest and Thurrock between 1991 and 2001
- The percentage of people below the age of 45 has decreased from 67.1% in 1981 to 59.2% in 2005
- The number of people aged 45 or above accounted for just 32.9% in 1981, however this increased to 40.8% in 2005

Table 2 Chelmsford Borough's Population 1971 - 2005

Year	Population
1971	123,026
1981	137,391
1991	149,359
2001	157,072
2004	159,800
2005	161,100

Source: ONS 2006

Contextual Indicator 2 - House Prices

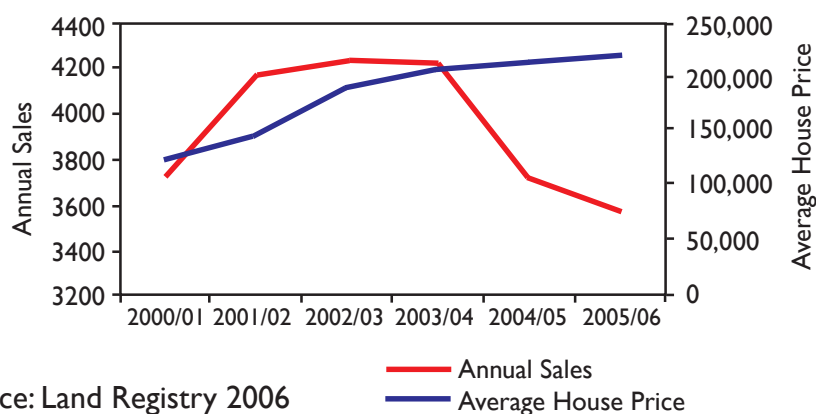
- Chelmsford Borough has seen an 85.6% increase in house prices in the five years between 2000/1 and 2005/6, increasing from £119,938 to £222,652. By contrast the number of annual sales has declined from a peak of 4,230 in 2003/4 to 3,583 in 2006.
- The average house price in Chelmsford Borough was £222,652 in 2005/6
- There was a 2.7% annual increase in house prices in Chelmsford Borough between 2004/5 and 2005/6
- The largest annual increases between 2004/5 and 2005/6 was in terraced properties which increased by 5.6%. In flats and maisonettes there was a slight fall in price of 1.2%.

Table 3 Average House Prices in Chelmsford by Building Type

	Detached	Semi-Detached	Terraced	Flat/Maisonette	Overall
2000/1	£193,486	£115,243	£93,108	£70,106	£119,938
2001/2	£214,750	£130,705	£105,274	£82,621	£142,269
2002/3	£263,105	£171,440	£142,764	£127,006	£180,471
2003/4	£308,636	£185,563	£165,493	£127,513	£200,558
2004/5	£325,220	£203,297	£170,275	£146,539	£216,713
2005/6	£339,509	£212,467	£179,792	£144,784	£222,652

Source: Land Registry 2006

Figure 1 Average House Prices



Source: Land Registry 2006

Contextual Indicator 3 - Local Economy

- Chelmsford has the 6th largest workforce in the East of England and 2nd largest in Essex
- Since 2001 the number of people employed within Chelmsford Borough workforce increased by 8,400
- The service sector accounts for 85% of all employment in Chelmsford Borough compared to manufacturing which now accounts for 8% of the workforce
- The number of jobs within the manufacturing industry has fallen by 300 (5%) since 2001
- The number of jobs within the service industry has increased by 8,400 (15%) since 2001
- The number of jobs within the Banking, Finance and Insurance sector has increased by 2,600 (19%) since 2001
- The largest employment sectors in Chelmsford Borough are Public Administration, Education and Health (25,400 people employed within this sector), Distribution, Hotels & Restaurants (17,300), and Finance, IT, other business activities (16,200)
- The average gross weekly earnings of a full time worker within the Chelmsford Borough workforce is £432 compared to £491, the equivalent average gross weekly earnings for a Chelmsford Borough resident. Those that live in the Borough earn more than those that work in the Borough
- The economic activity rate in Chelmsford Borough is 84.7%, which is higher than the East of England average of 80.9% and the national average of 78.3%

5.0 Saved Policies

- Explanation of the analysis undertaken, including the nature and extent of “saved” policies’ monitoring
- Identify any policies not being implemented, together with reasons for this and steps to be taken to implement replace or amend them

- 5.1 The policies of the adopted Borough Local Plan are “saved” automatically through the transitional arrangements of the new development plan system, for a period up to 28th September 2007, unless they are replaced sooner by adopted Development Plan Documents.
- 5.2 The ODPM’s Good Practice Guide in paragraph 3.15 suggests that the AMR “should present an analysis and in particular taking account of the core output indicators...in terms of existing (‘saved’) policies that constitute the framework.” The Government advises that authorities should use their own judgement in deciding what is going to be most useful by way of monitoring “saved” policies.
- 5.3 The Local Development Scheme makes clear the Borough Council’s intention to replace all the policies and proposals of the Local Plan in its Development Plan Documents.
- 5.4 During the period leading up to the adoption of the new DPDs, the Council intends to ‘save’ the Chelmsford Borough Local Plan (CBLP) adopted in April 1997 in its entirety. This contains 220 policies and proposals. This will involve making a request to the Secretary of State that she issues a direction to save specified policies beyond 28th September 2007, in accordance with the Department of Communities and Local Government’s protocol. As the new Development Plan Documents are adopted progressively, various parts of the Local Plan will become superseded. All existing policies contained in the Chelmsford Borough Local Plan will be replaced by policies contained in new DPDs.
- 5.5 The Local Development Regulations (Reg. 48) require the AMR to identify any policies not being implemented, together with reasons for this and steps to be taken to implement, replace or amend them. The position during April 2005 to

March 2006 (and to date) is that all the CBLP policies are being implemented, and none have been formally replaced or amended. These policies have been reviewed and the Borough Council makes clear in its LDS that they will be replaced.

- 5.6 In view of the Council's clear intention to replace all the Local Plan policies, it would be inappropriate to undertake detailed monitoring in this AMR. However, the most often implemented policies can be identified by analysing the frequency with which they have been cited in considering planning applications during the monitor year. In addition, the success of the well used policies can be indicated where there has been a significant appeals history.
- 5.7 The most often used 'saved' policies during the monitor year are listed in Annexes A and B together with the Appeals record.
- 5.8 It should be noted that any analysis of the policies in the adopted Chelmsford Borough Local Plan has limited value since, even if a policy is successful in terms of the indicators, it will still need to be replaced and is already being replaced as expeditiously as possible through the LDF programme.
- 5.9 The monitor of the well used policies indicates that they cover important and relevant policy areas that will need to be addressed in new DPD policies. Even though they need to be replaced, they are still implemented and whilst some have under performed, most command considerable success rates on appeal. The appeals performance of the saved policies has been taken into account in the process of generating the new LDF policies in the Core Strategy LDD.

6.0 Monitoring of Core Output Indicators

- Update of the housing trajectory including a forward projection of delivery
- Monitor other core output indicators and Gypsy and Traveller issues
- Identify any gaps in the analysis and how this will be addressed in future AMRs

Objectives

- 6.1 The 'Chelmsford Borough Core Strategy and Development Control Policies: Preferred Options – Consultation Document' (published 8th November 2005) and the Submission DPD (submitted 7th November 2006) set out a series of strategic objectives against which planning policies and the allocation of land for development will be established.
- 6.2 These objectives underpin the Chelmsford Borough Local Development Framework process and are consequently used within this AMR 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.
- 6.3 The strategic objectives set out in the Chelmsford Borough 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 Borough 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 Borough.

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

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

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

Environmental Protection and Enhancement

provides the environmental basis for all development – valuing natural and historic assets and ensuring change is sustainable and enhancing. This group of objectives is linked to a range of development policies ensuring individual development acknowledges global impact.

The Strategic Objectives under this theme are:

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

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

EPE3: Enhance environmental quality of the Borough'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 Borough.
- 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 Borough through well planned routes and integrated public transport.

Quality of Life

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

The Strategic Objectives under this theme are:

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

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

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

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

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

Economic Prosperity

provides the economic basis for the success of the borough 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 Borough Council's spatial strategy for the Borough, including the Core policies and Development Control policies contained in this document.

The Strategic Objectives under this theme are:

ECPI: Maintain the Borough'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 Borough business activity on road and rail networks.

Housing Delivery

Core Indicator 1 - Housing Trajectory

Objective

To deliver more sustainable patterns of development

Target

To monitor annual dwelling completions against strategic targets set in the Essex and Southend-on-Sea Structure Plan and the Draft East of England Plan

Commentary

This indicator was identified as Core Output Indicator 2a within the 'LDF Core Output Indicators'.

The objective of the housing trajectory is to plan, monitor and manage the delivery of new housing in accordance with the draft East of England Plan (RSS14) and the Local Development Framework. This assists in monitoring the former ODPM's 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' (as stated within the Public Service Agreement 2005-2008, ODPM).

The housing trajectory therefore provides an update of Chelmsford Borough's delivery of housing and will demonstrate progress towards meeting housing targets set out in the Essex and Southend-on-Sea Structure Plan and the Draft East of England Plan (RSS14).

Housing Trajectory

The housing trajectory within this Annual Monitoring Report supports the Local Development Framework process by comparing past performance on housing supply to future rates of anticipated housing supply within Chelmsford Borough. The information gathered provides the supporting evidence base for the housing allocation strategy within the Chelmsford Borough Core Strategy and Development Control Policies DPD.

The housing trajectory will:

- Set out the past and anticipated supply of housing over the entire life-span of the East of England Plan (2001 – 2021);
- An assessment of 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.

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

- Past dwelling completion rates from the start of the plan period;
- Projected completion rates until at least the end of the plan period based upon form evidence of the contribution of the various components of housing supply;
- The strategic allocation which the Core Strategy and Development Control Policies DPD is expected to deliver over time. This is expressed as an average annual target.

Net Additional Dwellings 2001 - 2006

Commentary

The East of England Plan sets Chelmsford Borough Council's annual dwelling completion target for the plan period 2001 to 2021 with the target set at an average of 700 dwellings per annum. Chelmsford Borough Council exceeded this target between 2003 and 2005 and in fact averaged 774 completed dwellings per annum between 2001 and 2005.

During 2006 the completion rate fell, with 483 dwellings completed in the year, a figure that was predicted within the Chelmsford Borough Annual Monitoring Report 2005. Despite this fall, the average annual dwelling completion rate between 2001 and 2006

at 716 dwellings per annum continues to perform above the regional average annual target of 700 per annum.

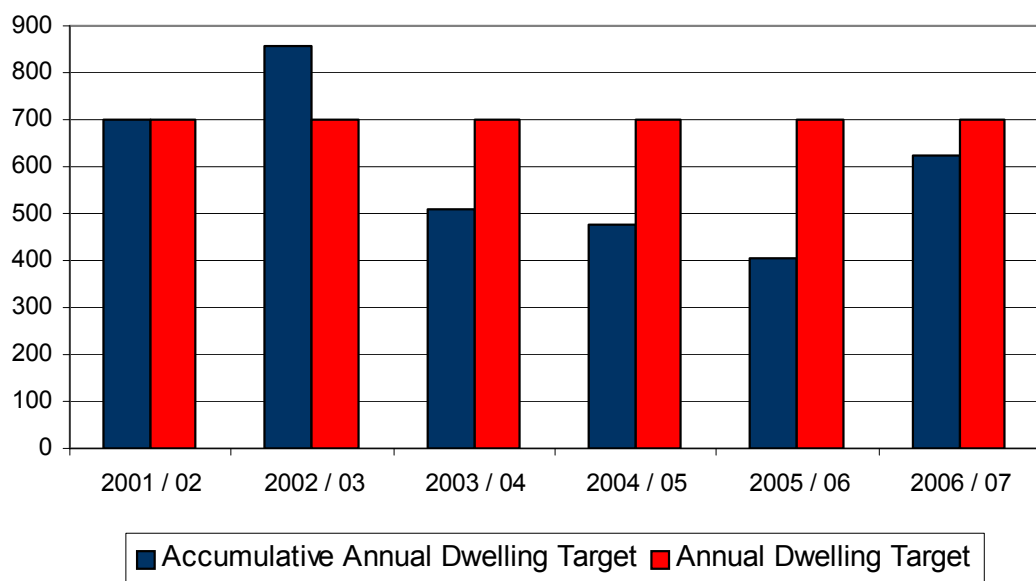
To maintain an annual average of 700 dwellings completions per annum, 622 dwellings or more need to be completed within Chelmsford Borough during 2006 / 07.

Table 4 Accumulative Annual Dwelling Completion Target 2001 - 07

	Accumulative Annual Dwelling Target	Annual Dwelling Target	Annual Dwelling Completion
2001 / 02	700	700	545
2002 / 03	855	700	1046
2003 / 04	509	700	731
2004 / 05	478	700	773
2005 / 06	405	700	483
2006 / 07	622	700	n/a

Source: NOMIS 2006

Figure 2 Accumulative Annual Dwelling Completion Target 2001 - 07



The analysis of annual planning permission granted for new dwellings provides a good measure in which to assess the success rate of annual dwelling completion rates.

B. Annual Net Additional Dwelling Requirement 2006 - 2021

Commentary

The average annual dwelling completion target for Chelmsford Borough has consistently been above 700 dwellings per annum. Consequently the required annual dwelling completion rate between 2006 and 2021 is below the RSSI4 target of 700 dwellings and is at 695.

Table 5 Annual Net Additional Dwelling Requirement 2007 - 2021

RSSI4 Dwelling Target 2001 – 2021	14,000
Total Completions 2001 – 2006	3,578
Annual Completion Rate 2001 – 2006	716
RSSI4 Dwelling Target 2006 – 2021	10,422
Required Annual Completion Rate 2006 – 2021	695

C. Projected Net Additional Dwellings 2006 - 2021

Commentary

The projected net additional dwellings are based upon the future building rates of large sites of 12 dwellings or more and trend analysis of small sites of 11 dwellings or less. The large sites include sites with planning permission, sites without planning permission, urban capacity sites and windfall sites. The periods 2011 to 2016 and 2016 to 2021 include the phasing of the 'greenfield' allocation as stated within the Chelmsford Borough Core Strategy and Development Control Policies DPD. These figures are based on the assumption that the construction industry is capable of delivering the 'greenfield' element of the dwelling completions.

Figure 3 Housing Trajectory 2001 - 2021

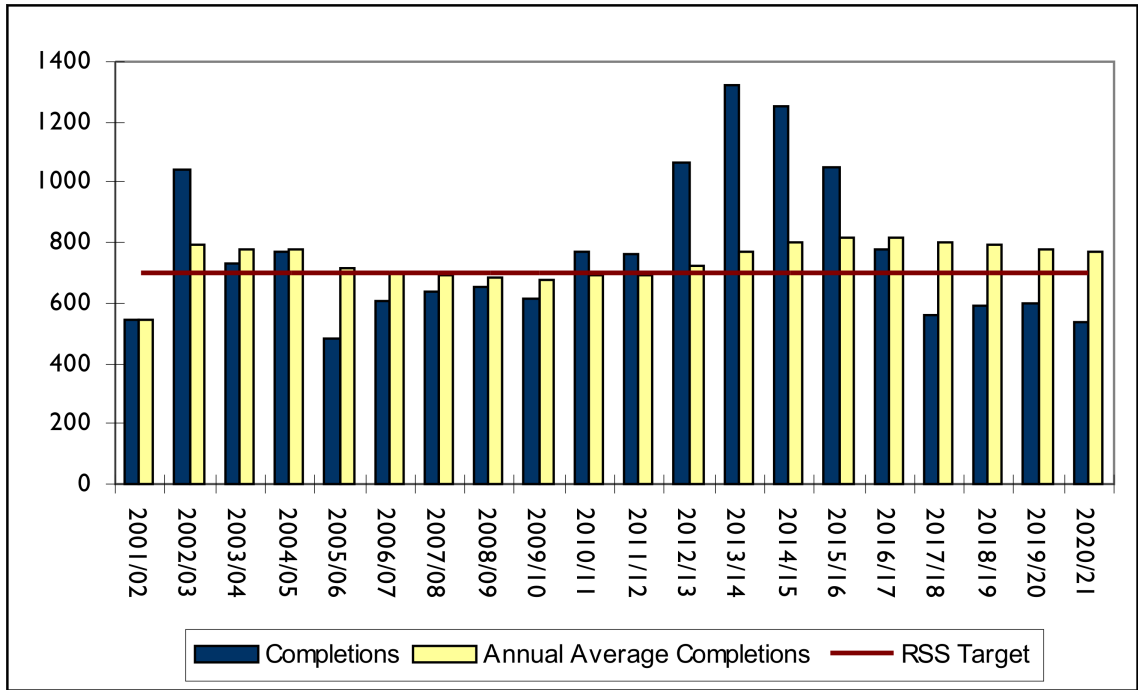


Figure 4 Projected Net Dwellings 2006 - 2011

	2006/07	2007/08	2008/09	2009/10	2010/11
Large Sites with Planning Permission (12 dwellings or more)	512	441	353	138	148
Large Sites without Planning permission (12 dwellings or more)	0	0	0	44	72
Urban Capacity Sites (12 dwellings or more)	0	0	61	214	365
Windfall Sites (pre-application discussion) (12 dwellings or more)	0	99	146	100	64
Small Sites (11 dwellings or less)	95	95	95	95	95
Greenfield Land Release (North Chelmsford AAP)	0	0	0	0	0
Total	607	635	655	591	744
Average Annual Completion Rate	698	689	684	674	675
RSS Target	700	700	700	700	700

Figure 5 Projected Net Dwellings 2011 - 2016

	2011/12	2012/13	2013/14	2014/15	2015/16
Large Sites with Planning Permission (12 dwellings or more)	65	264	161	0	0
Large Sites without Planning permission (12 dwellings or more)	0	150	250	300	243
Urban Capacity Sites (12 dwellings or more)	393	108	413	356	211
Windfall Sites (pre-application discussion) (12 dwellings or more)	65	20	0	0	0
Small Sites (11 dwellings or less)	95	95	95	95	95
Greenfield Land Release (North Chelmsford AAP)	100	400	400	500	500
Total	718	1037	1319	1251	1049
Average Annual Completion Rate	679	710	757	792	809
RSS Target	700	700	700	700	700

Figure 6 Projected Net Dwellings 2016 - 2021

	2016/17	2017/18	2018/19	2019/20	2020/21
Large Sites with Planning Permission (12 dwellings or more)	0	0	0	0	0
Large Sites without Planning permission (12 dwellings or more)	100	0	0	0	0
Urban Capacity Sites (12 dwellings or more)	130	17	43	56	138
Windfall Sites (pre-application discussion) (12 dwellings or more)	0	0	0	0	0
Small Sites (11 dwellings or less)	95	95	95	95	95
Greenfield Land Release (North Chelmsford AAP)	450	450	450	450	300
Total	775	562	588	601	533
Average Annual Completion Rate	807	807	794	784	771
RSS Target	700	700	700	700	700

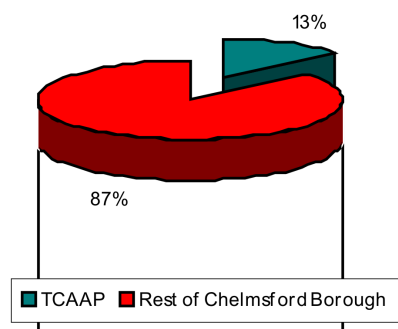
Planning permissions and completions within Areas of Change and Area Action Plan areas

Table 6 Planning Permissions and Completions within Town Centre Area Action Plan Area (TCAAP) 2006

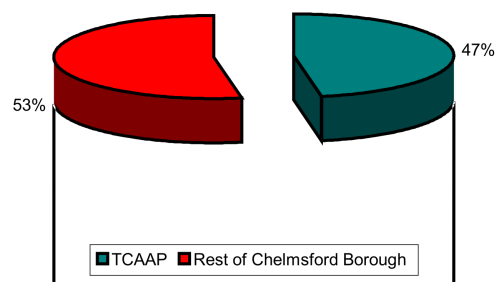
	Net Dwelling Completions	Net Dwellings with Planning Permission
TCAAP	64	1102

Figure 7 Planning Permissions and Completions within Town Centre Area Action Plan Area (TCAAP) 2006

Completions 2005 / 06



Planning Permissions



(iii) Annual Net Additional Dwelling Requirements

Table 7 New Residential Development 2001 - 2021

New Residential Development 2001-2021	Dwellings
Dwellings Completions (1996-2001)	1,444
Dwellings Completions (2001-2006)	3,578
Remaining dwelling requirement (2006-2021)	10,422
Total Provision (1996-2021) (Essex Structure Plan and RSS14)	15,444

Source: Chelmsford Borough Council, 2006

Table 8 Annual Net Additional Dwelling Requirement

New Residential Development 2006-2021	Dwellings
Annual net additional dwelling requirement (RSS14)	700
Annual average number of additional dwellings needed to meet the overall housing requirements	695

Source: Chelmsford Borough Council, 2006

Action

The Borough Council will ensure that the statutory Development Plan Documents put in place policies and proposals, indicating phasing policies which ensure that sufficient land is released to meet the dwelling target contained in RSS14.

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

This indicator was identified as Core Output Indicator 2b within the 'LDF Core Output Indicators'.

The objective of this indicator is to assess the extent to which the re-use of land is maximised within Chelmsford Borough. Planning Policy Guidance Note 3: Housing states that nationally 60% of additional housing should be provided on previously developed land and the through the conversion of existing buildings.

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

Year	PDL Target	New Developments on PDL
2000 / 01	60%	9%
2001 / 02	60%	50%
2002 / 03	60%	54%
2003 / 04	60%	59%
2004 / 05	60%	60%
2005 /06	60%	66%

Source: Essex County Council / Chelmsford Borough Council 2006

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

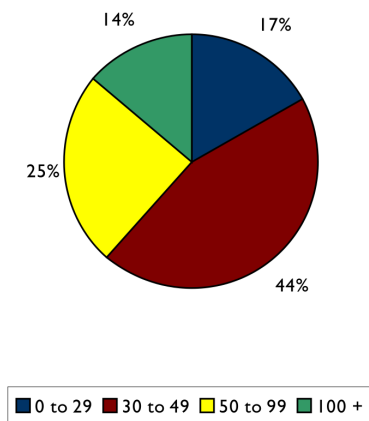
Commentary

This indicator was identified as Core Output Indicator 2c within the ‘LDF Core Output Indicators’.

Planning Policy Guidance Note 3: Housing asks local authorities to make more efficient use of land. Paragraph 58 states that local authorities should seek housing developments between 30 and 50 dwellings per hectare and an even greater intensity of development at places with good public transport accessibility such as town centre locations or along good quality transport corridors. The following diagram acts as an indicator to determine the intensity of housing developments in Chelmsford Borough.

Approximately 83% of all new residential developments in Chelmsford achieve a density of over 30 dwellings per hectare with 44% of those being between 30 and 49 dwellings per hectare. Both these figures are marginally reduced from 2004 / 2005 with the number of dwellings completed at a density of less than 30 dwellings per hectare rising from 16% to 17% over the year.

Figure 8 New Residential Densities 2005/06



Action

Chelmsford Borough Council will seek to grant planning permission for residential schemes that have a housing density greater than 30 dwellings per hectare

Core Indicator 4 Affordable Housing

Objective

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

Target

To deliver a minimum of 150 affordable dwellings per annum

Commentary

This indicator was identified as Core Output Indicator 2d within the 'LDF Core Output Indicators'.

The objective of this indicator is to secure a proportion of affordable housing to help meet housing needs. Paragraphs 14 to 20 in Planning Policy Guidance Note 3: Housing identifies the local planning authorities' role in supplying affordable housing. Paragraph 19 states that local planning authorities should monitor the operations and outputs of local plan affordable housing policies.

Chelmsford Borough Council delivered 64 affordable dwellings through housing completions between 1st April 2005 and 31st March 2006. This accounts for 13% of all new residential completions in the Borough.

Figure 9 Affordable Housing Completions and Commitments

Year	Number of Dwellings
2003/04	258
2004/05	253
2005/06	97

Source: Chelmsford Borough Council / Essex County Council 2006

Action

Policy HO2 within the adopted Chelmsford Borough Local Plan sets a target of 20% of the total number of units being provided as affordable housing. As an interim measure the Borough Council has adopted Supplementary Planning Guidance that sets out a policy with a target of 35% affordable housing on threshold sites of either 15 dwellings or more or 0.5 hectare or more, which ever is greater. This interim guidance is now being incorporated into the Local Development Framework process, in Policy DC33 of the Draft Core Strategy and Development Control Policies DPD, as submitted to the Secretary of State in November 2006. This draft policy requires that 35% of the total units on sites above thresholds are provided as affordable housing.

Core Indicator 5 Gypsy and Traveller Accommodation

Objective

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

Target

To deliver additional sites and accommodation, in accordance with targets to be set by the East of England Regional Assembly.

Commentary

Gypsies and Travellers are a significant feature of the East of England population with an above national average number within the region. As an important ethnic minority population within the East of England, it is considered that there is sufficient regional relevance to promote the monitoring of Gypsy and Traveller accommodation as a local indicator.

The monitoring of Gypsy and Traveller accommodation is carried by Chelmsford Borough Council on a bi-annual basis and recorded to the ODPM. The monitoring includes both authorised and unauthorised sites and is used by this indicator to assess the level of accommodation provision within Chelmsford Borough.

Table 10 Publicly Funded Authorised Sites

Date	Number of Pitches	Total Caravan Capacity
July 2006	22	24
July 2005	21	38
July 2004	22	29
July 2003	N/a	34

Source: DCLG, 2006

Table 11 Privately Funded Authorised Sites

Date	Number of Sites	Number of Caravans
July 2006	37	96
July 2005	26	50
July 2004	29	43
July 2003	N/a	60

Source: DCLG, 2006

Table 12 Unauthorised Gypsy and Traveller Sites

Date	Number of Sites	Number of Caravans
July 2006	35	55
July 2005	33	46
July 2004	26	45
July 2003	N/a	86

Source: DCLG, 2006

Table 13 Temporary Gypsy and Traveller Sites

Date	Number of Sites	Number of Caravans
July 2006	0	0
July 2005	2	3
July 2004	1	11
July 2003	N/a	0

Source: DCLG, 2006

Action

The Essex Councils led by Chelmsford Borough Council commissioned Salford University to provide an independent survey and assessment of the accommodation needs of Gypsies and Travellers in the County of Essex (including the unitary areas of Southend-on-Sea and Thurrock). The aims of the 'Essex County-Wide Gypsy and Traveller Accommodation Needs Assessment' were to: -

- Identify the housing and related needs of the Gypsy and Traveller community in Essex
- Recognise the diversity of this group - (official and unofficial sites)
- Create important links between housing, health, education etc.
- Advise local authorities on planning and housing related needs of this community

The Gypsy and Traveller Accommodation Needs Assessment was conducted using a semi-structured, open-ended interview approach. These consisted of both individual and group interviews with different Gypsy and Traveller communities within Essex.

A number of focus groups with site managers, housing and planning staff were held during July 2005 to gather the views of service providers and local authorities on key issues facing Gypsy and Travellers in Essex; identify the access mechanisms to Gypsy and Travellers and appropriate approaches to individual sites and encampments; and provide an opportunity to gather views on joint working and partnership arrangements and build capacity for the future.

Business Development

Note: The information in this business section relates to B1a offices over 1000 sq.m, B1 - 8 uses over 100 sqm, retail uses over 250 sq.m and recreation and leisure uses over 1000 sq.m.

Core Indicator 6 Amount of Floorspace Developed for Employment by Type

Objective

To achieve more sustainable levels of prosperity and economic growth

Target

To strengthen existing employment sectors and modernise employment uses within Chelmsford Borough.

Commentary

This indicator was identified as Core Output Indicator 1a within the 'LDF Core Output Indicators'.

Planning Policy Statement 1 (2005) and Employment Land Review Guidance Note (2004) highlight the importance of promoting a strong and productive economy that aims to bring jobs and prosperity to all. The objective of this indicator is therefore, to assess whether sufficient employment space is being provided that assists in encouraging diversity of opportunities for the local workforce.

This indicator considers the gross completed employment floorspace by type between April 2005 and March 2006. Employment floorspace is defined by the Use Class Order (B1a, b, c, B2 and B8). The completed space also represents the gross floorspace area.

The largest increase in floorspace was from B1 floorspace, accounting for approximately a quarter of the total completed floorspace. Completed B8 floorspace accounted for approximately 16% of all completed floorspace whilst B2 floorspace accounted for 6%. The completed floorspace is representative of the local economy in that general industrial space is becoming less important to business needs.

Floorspace that is flexible between B1, B2 and B8 uses in a variety of combinations between the uses accounts for more than 50% of all completed floorspace. Table 15 demonstrates that flexible space across B1, B2 and B8 uses accounts for almost 80% of all flexible space.

Table 14 Completed Floorspace sq m

Use Class	Floorspace
B1	3,370
B2	768
B8	2,237
Flexible Floorspace between B1, B2 and B8	7,457
Total	13,832

Source: Essex County Council / Chelmsford Borough Council, 2006

Table 15 Flexible Floorspace sq m

Flexible Space	Floorspace
B1, B2 and B8	7457
B1b, B1c, B2 and B8	-
B1c and B8	-
B1 and B8	-
B1b and B1c	-
B1a	1,810
Total Flexible Space	9,267

Source: Essex County Council / Chelmsford Borough Council, 2006

Action

Chelmsford Borough Council has a service level agreement (SLA) with Essex County Council to undertake monitoring of industrial and warehousing uses (Uses Classes B1 – B8) and office use (Use Classes B1a). In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

As apart of the SLA, Essex County Council will carry out an annual field survey of land development within Chelmsford Borough and carry out analysis of the data collected. This SLA is currently in place until 31st March 2010.

Core Indicator 7 Amount of Floorspace Development for Employment by Type In Employment or Regeneration Areas

Objective

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

Target

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

Commentary

This indicator was identified as Core Output Indicator 1b within the 'LDF Core Output Indicators'.

Planning Policy Statement 1 (2005) and Employment Land Review Guidance Note (2004) highlight the importance for Local Authorities to be aware of any changes in the local economy and be sensitive to the implications for development and growth. The objective of this indicator is, therefore, to monitor the take-up of employment land on allocated sites, comprising development sites and employment sites.

This indicator identifies the completed floorspace within employment areas designated within the adopted Chelmsford Borough Local Plan 1997.

Table 16 identifies almost two-thirds of all gross completed employment floorspace within designated employment policy areas.

Table 16 Percentage of Gross Floorspace Developed in Employment Areas

	Total Developed Floorspace sq m	Percentage of Total Gross Floorspace
Gross Floorspace developed within Employment Areas	8,527	62%
Total Gross Floorspace developed within Chelmsford Borough	13,832	100%

Source: Essex County Council / Chelmsford Borough Council, 2006

The following table identifies the breakdown of completed uses within the employment policy areas. Almost two-thirds of this space is flexible between B1, B2 and B8 uses. There were no other completions within use class B1.

Table 17 Employment Floorspace Developed by Type in Employment Areas

Use Class	Floorspace
B1	3,370
B2	768
B8	2,237
Flexible Floorspace between B1, B2 B8	2,152
Total	8,527

Source: Essex County Council / Chelmsford Borough Council, 2006

Action

Chelmsford Borough Council has a service level agreement (SLA) with Essex County Council to undertake monitoring of industrial and warehousing uses (Uses Classes B1 – B8) and office use (Use Classes B1a). In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

As apart of the SLA, Essex County Council will carry out an annual field survey of land development within Chelmsford Borough and carry out analysis of the data collected. This SLA is currently in place until 31st March 2010.

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

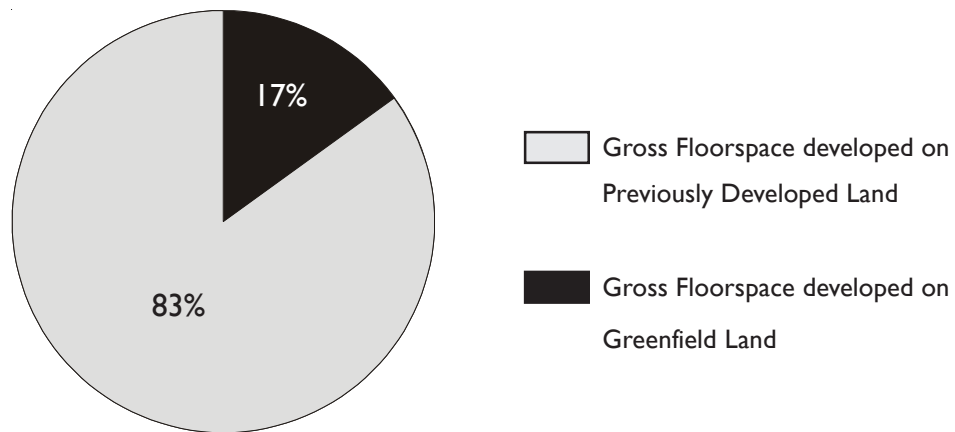
Commentary

This indicator was identified as Core Output Indicator 1c within the 'LDF Core Output Indicators'.

Planning Policy Statement 1 (2005) and Employment Land Review Guidance Note (2004) highlight the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. Development plans are required to minimise the use of resources by making more efficient use or re-use of existing resources encouraging the use of previously developed land. The objective of this indicator is therefore to identify the completed employment floorspace that was on previously developed land (see Annex C in PPG3 for definition).

The percentage of completed employment floorspace on previously developed land during 2005/6 in Chelmsford Borough is 83%.

Figure 10 Total Developed Floorspace (sq m)



Source: Essex County Council / Chelmsford Borough Council, 2006

Action

Chelmsford Borough Council has undertaken an Employment Land Review to form part of the evidence base for the 'Core Strategy DPD'. This study assesses the adequacy of the present employment land supply in meeting projected future need and targets. The objective of this study on employment land is to ensure that Chelmsford Borough Council identifies a robust and defensible range of strategic and local employment sites and also to provide an evidence base from which to continue the monitoring of employment land in the future.

Core Indicator 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

This indicator was identified as Core Output Indicator 1d within the 'LDF Core Output Indicators'.

Planning Policy Statement 1 (2005) and Employment Land Review Guidance Note (2004) highlight the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. The objective of this indicator is to quantify employment land available within Chelmsford Borough.

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 Borough Local Plan:
2.37 Ha total at 31.03.06
- (ii) Sites for which planning permission has been granted for Use Classes B1a, b, c, B2 and B8 at 31.03.06:

Use Class	Area (hectares)
B1a	2.01
Other B1 (split unknown)	0.21
B2	0.08
B8	0.12
B1 - B8 (split unknown)	3.36
Total	5.78

Source: Essex County Council / Chelmsford Borough Council, 2006

The rest of this section is additional to the above Core Indicator data. It is **not** updated to 2006.

The adopted Local Plan identifies 23 Employment Policy Areas within the Borough under Policy EMP2. The plan also identifies several other categories of policy area, which are of employment significance. These are: a high technology business park at Springfield Lyons, which Policy EMP14 seeks to reserve for uses within Use Class B1; and proposals for offices on seven sites under Policy EMP5, and for four new industrial and warehousing sites under Policy EMP11.

(iii) Employment Policy Areas

There was 35.01 hectares of land earmarked for employment purposes within the Chelmsford Borough Local Plan. To date (July 2005) 22.25 hectares or 63.5% of this land has been developed, with 93.5% developed specifically for Class B1, B2 and B8 uses. Land to the east of Springfield Lyons is the largest employment proposal site, but notably is the only site that has been developed for B1, B2 and B8 uses with two of three edge of town centre employment sites being developed for A1 – A3 and C1 uses. The third edge of town centre employment site has yet to be developed but this forms a strategic site adjacent the Ipswich to London railway line. Of the remaining 12.76 hectares of employment land available, 62% is at land east of Springfield Lyons.

Table 18 Employment Proposal Sites: Availability

Local Plan Policy EMPI I	Site Address	Site Area (ha)	Developed Area (ha)	Developed Floorspace (m ² / sq ft)	Remaining Developable Area (ha)
E1	Land to the East of Springfield Lyons	28.7	20.8	60,926 / 655,824	7.9
E2	Land off New Street	2.5	0	0	2.5
E3	Land at Globe House, New Street	1.74	0.64	2,635 / 28,364 (C1 use with ancillary A3)	1.1
E4	Land at Victoria Road / New Street	2.07	0.81	767 / 8,256 (A1-A3)	1.26
Total		35.01	22.25	64,328 / 692,443	12.76

Source: Chelmsford Borough Council 2005

(iv) High-Technology Park

The Chelmsford Borough Local Plan identifies 15.11 hectares of land defined as high technology / business park for a mixture of uses within UCO Class B1. As at March 2005, 7.66 hectares of land were available for employment uses at Springfield Lyons (Chelmsford Business Park).

Table 19 High Technology / Business Park Land Take
Springfield Lyons, Colchester Road (Chelmsford Business Park)

Local Plan Policy	Site Area (ha)	Developed Area (ha)	Developed Floorspace (m ² / sq ft)	Under Construction	Remaining Developable Area (ha)
EMPI4	15.11	6.75	11,844 / 124,492	0.7	7.66

Source: Chelmsford Borough Council 2005

(v) Office Proposal Sites

The Chelmsford Borough Local Plan proposed 28,060 m² (302,000 ft²) of new office within the town centre. These office proposal sites have been unimplemented since adoption of the plan with the exception of one site, Wells Street, being partially developed for offices. The bus station in Duke Street is currently under construction for its redevelopment with new dwellings and A1-A3 uses, but no office space. Again only part of this office proposal site is being developed. There are two further sites that have planning permission for development. These are Legg Street where a new magistrates office is proposed and to the rear of Barclays Bank, High Street, which forms part of a larger mixed-use development including B1a use.

Table 20 Office Proposal Sites: Availability

Local Plan Policy	Site Address	Site Area (ha)	Developed Area (ha)	Projected Floorspace (m ² / ft ²)	Developed Floorspace (m ² / sq ft)	Remaining Developable Area (ha)	Current Planning Permission
OFF 1	Bus Station / Fairfield Road / Borough Council Car Park	1.9	0.85 (u/c)	14,500 / 156,000	1,607 / 17,298 (A1-A3)	1.05	Yes in part
OFF 2	Land Rear of Barclays Bank, High Street	0.28	-	30,200	-	-	Yes
OFF 3	103-105 New London Road	0.25	0	43,000	4,000 / 0	0.25	No
OFF 4	Rear of Duke Street, Broomfield Road, Railway Street and Wells Street	0.32	0.09	20,000	1,860 / 253 / 2,721	0.23	No
OFF 5	Rainsford Road / Parkway	0.8	0	35,500	3,300 / 0	0.8	No
OFF 6	Land at the corner of New Street and Legg Street	0.17	0	17,200	1,600 / 0	0.17	Yes, as Magistrate's office
OFF 7	Land at and rear of 56-65 New London Road	0.1	0	Not mentioned	0	0.1	No
Total	-	3.82	0.94	302,000	28,060 / 20,019	2.6	N/A

Source: Chelmsford Borough Council 2005

Action

Chelmsford Borough Council has undertaken an Employment Land Review to form part of the evidence base for the 'Core Strategy DPD'. This study assesses the adequacy of the present employment land supply in meeting projected future need and targets. The objective of this study on employment land is to ensure that Chelmsford Borough Council identifies an appropriate range of strategic and local employment sites and also to provide an evidence base from which to continue the monitoring of employment land in the future.

Core Indicator 10 Losses of Employment Land

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

This indicator was identified as Core Output Indicator 10 within the 'LDF Core Output Indicators'.

Planning Policy Statement 1 (2005) and Employment Land Review Guidance Note (2004) highlight the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. 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.

(i) Employment / Regeneration Areas

Between 1997 and 2005 10.24 hectares of land have been lost to housing developments, which represents 6.3% of employment land designated in the Chelmsford Borough Local Plan adopted 1997.

Between 2005 and 2006 a total of 2664 sqm of employment floorspace was lost to completed non-employment uses. Of this, a total of 1,681 sqm was lost in the employment or regeneration areas.

(ii) Local Authority Area

See Above

Action

Chelmsford Borough Council has undertaken an Employment Land Review to form part of the evidence base for the 'Core Strategy DPD'. This study assesses the adequacy of the present employment land supply in meeting projected future need and targets. The objective of this study on employment land is to ensure that Chelmsford Borough Council identifies an appropriate range of strategic and local employment sites and also to provide an evidence base from which to continue the monitoring of employment land in the future.

Core Indicator 11 Amount of Employment Land Lost to Residential Development

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

This indicator was identified as Core Output Indicator 11 within the “LDF Core Output Indicators.”

Planning Policy Statement 1 (2005) and Employment Land Review Guidance Note (2004) highlight the need to provide sufficient land in suitable locations to be made available for industrial and commercial development, so that the economy can prosper. 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.

Between 1997 and 2005 a total of 792 dwellings were allocated on employment land with 707 of these dwellings having been already constructed. This constitutes a loss of 17.14 hectares of employment land to housing.

Between 1st April 2004 and 31st March 2005, 6.9 hectares of employment land were lost to residential development with 40 dwellings completed. A further 38 dwellings were completed on this land between April 2005 and March 2006. This leaves 47 of the dwellings uncompleted at March 2006.

Table 21 Employment Land Lost to Housing

Site Location	Land Lost (ha)	Housing completed 01.04.04 to 31.03.05	Housing completed 01.04.05 to 31.03.06	Housing not completed at 31.03.06
Navigation Road, Chelmsford	1.34	147	-	-
Waterhouse Lane, Chelmsford	7.7	520	-	-
West Hanningfield Road, Chelmsford	6.9	40	38	-
Ramsden Heath Industrial Estate (yet to be constructed)	1.2	-	-	47
Total	17.14	707	38	47

Source: Chelmsford Borough Council, 2005 and 2006

Action

Chelmsford Borough Council has undertaken an Employment Land Review to form part of the evidence base for the 'Core Strategy DPD'. This study assesses the adequacy of the present employment land supply in meeting projected future need and targets. The objective of this study on employment land is to ensure that Chelmsford Borough Council identifies an appropriate range of strategic and local employment sites and also to provide an evidence base from which to continue the monitoring of employment land in the future.

Transport

Core Indicator 12 Amount of Completed Non-Residential Development Within UCOs A, B and D complying with Car-Parking Standards Set Out in the LDF

Objective

To deliver more sustainable patterns of development

Target

To ensure that non-residential development complies with car parking standards

Commentary

This indicator was identified as Core Output Indicator 3a within the 'LDF Core Output Indicators'.

The Essex and Southend-on-Sea Replacement Structure Plan was adopted in April 2001. Policy T12 – Vehicle Parking provides the maximum standards in accordance with Government guidance. The Parking Standards are based on the Town and Country Planning (Use Classes) Order 1987 and are expressed as a range of maximum and operational amounts of parking for broad classes of development.

Of the single-use non-residential developments completed during 2005/6, all but one of these, or 86% of the total, were considered to be compliant with the parking standards.

Source: Essex County Council 2006

Action

The Borough Council has included relevant monitoring indicators in its Development Plan Documents and Supplementary Planning Documents and will put in place a monitoring framework for this.

**Core Indicator 13 Amount of New Residential Within 30 Minutes
Public Transport of: a GP; a Hospital; a Primary
School; a Secondary School; Areas of Employment;
and a Major Retail Centre(s)**

<p>Objective To achieve sustainable levels of prosperity and economic growth To deliver more sustainable patterns of location of development</p> <p>Target To provide new housing in proximity to local facilities</p>
--

Commentary

Chelmsford enjoys high levels of accessibility by public transport. Out of a total of 531 gross new dwellings the following number and percentage were within 30 minutes travel time of the following facilities:

Table 22 Residential Development within 30 Minutes of Public Transport

	Number of dwellings (Net)	% of total (Net)
Total number of dwellings built 2005/06	483	100
GP	480	99
Hospital	401	83
Primary School	482	100
Secondary School	465	96
Employment Area	476	99
Retail Centre	479	99

Source: Essex County Council / Chelmsford Borough Council 2006

Action

The Council is a member of the Essex County Council, Accessibility Planning Steering Group. Amongst outputs produced will be accessibility plots for the whole of the Borough. In future years this will enable the easy production of data on facilities within 30 minutes travel time of new residential developments.

Local Services

Core Indicator 14 Amount of Completed Retail, Office and Leisure Development

Objective

To achieve more sustainable levels of prosperity and economic growth

Target

To maintain and strengthen the town centre hierarchy by directing major new developments to the town centres

Commentary

This indicator was identified as Core Output Indicator 4a within the 'LDF Core Output Indicators'.

Planning Policy Statement 6 (ODPM 2005) requires new retail, office and leisure uses to be within existing town centres. This indicator identifies the completed amount of gross internal floorspace for UCOs BI(a), A1, A2 and D2 to determine whether development is complying with PPS6. Please note that Class BI(a) is also identified within indicators 6 – 10 in direct reference to employment uses.

In total, there was over 6,815 sq m of gross retail, office and leisure floorspace completed in 2005 / 06. This includes a retail warehouse in an out of town centre location accounting for 56% of the total floorspace, and office development at Chelmsford Business Park, accounting for 27% of the total floorspace. A-Uses accounted for the remaining 17% of completed floorspace.

Table 23 Chelmsford Borough Completed Floorspace

Uses	Floorspace sq m
B1 (a)	1,810
A1	3,838
A2	325
Flexible A1, A2, A3 floorspace	842
D2	-
Total A Uses	5,005 sq m (inc. flexible space)
Total (inc. B1a, A-uses and D2)	6,815

Source: Essex County Council / Chelmsford Borough Council, 2006

Action

Chelmsford Borough Council has a service level agreement (SLA) with Essex County Council to undertake monitoring of office use (Use Classes B1a), retail uses (Use Class A1-A3) and recreational and leisure uses. In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

As part of the SLA, Essex County Council will carry out an annual field survey of land development within Chelmsford Borough and carry out analysis of the data collected. This SLA is currently in place until 31st March 2010, and will be used to inform future Annual Monitoring Reports.

Core Indicator 15 Amount of Completed Retail, Office and Leisure Development in Town Centres

Objective

- To achieve more sustainable levels of prosperity and economic growth
- To deliver more sustainable patterns of development
- To revitalise town centres to promote a return to sustainable living

Target

- To maintain and strengthen the town centre hierarchy by directing major new developments to the centre

Commentary

This indicator was identified as Core Output Indicator 4b within the 'LDF Core Output Indicators'.

Planning Policy Statement 6 (ODPM 2005) requires new retail, office and leisure uses to be within existing town centres. This indicator identifies the completed amount of gross internal floorspace for UCOs BI(a), A1, A2 and D2 to determine whether development is complying with PPS6. Chelmsford Town Centre is considered as the area identified within the draft Chelmsford Borough Town Centre Area Action Plan. Please note that BI(a) is also identified within indicators 6 – 10 in direct reference to employment uses.

Approximately 17% of these completions were within the town centres. This amounted to 1,167 sqm, of all of these being A-Uses. For this monitor year, completed BIa, A and D2 floorspace was dominated by the completion of a retail warehouse in Chelmsford's urban area, beyond the town centre, and by office development at Chelmsford Business Park, also beyond the town centre.

Table 24 Chelmsford and South Woodham Ferrers Town Centre Completions

Uses	Floorspace sq m
A1	-
A2	325
A1.A2 and A3 Flexible Floorspace	842
B1(a)	-
Total	1,167

Source: Essex County Council / Chelmsford Borough Council, 2006

Action

Chelmsford Borough Council has a service level agreement (SLA) with Essex County Council to undertake monitoring of office use (Use Classes B1a), retail uses (Use Class A1-A3) and recreational and leisure uses. In all cases, extensions, new development, redevelopment and changes of uses will be monitored.

As part of the SLA, Essex County Council will carry out an annual field survey of land development within Chelmsford Borough and carry out analysis of the data collected. This SLA is currently in place until 31st March 2010, and will be used to inform future Annual Monitoring Reports.

Core Indicator 16 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 Chelmsford Borough

Commentary

Through the ODPM's Public Service Agreement target 8, 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 England and Wales and is managed by the Civic Trust on behalf of the ODPM and the Green Flag Advisory Board. 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.

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

Chelmsford Borough has four Green Flag awards for six of its parks. Three parks: Admirals Park, Tower Gardens and West Park combine to form one award.

Table 25 Green Flag Awards

Park With Green Flag Award	Hectares
Oaklands Park, Moulsham Street Chelmsford	4.8
Boleyn Gardens, Beaulieu Park, Chelmsford	3.3
Admirals Park, Tower Gardens and the adjoining West Park, Chelmsford	29.4
Chelmer Park	11.86
Total	49.36

(Oaklands Park also has Green Heritage status, one of only 23 such sites in the country)

Source: Chelmsford Borough Council, 2006

Action

Chelmsford Borough Council is seeking to achieve a further Green Flag Award at Hylands Park in 2007.

Flood Protection and Water Quality

Core Indicator 17 Number of Planning Permissions Granted Contrary to the Advice of the Environment Agency on Either Flood Defence Grounds or Water Quality

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 planning applications that have been granted with planning permission will not have an adverse affect upon local flooding and water quality.

Commentary

This indicator represents Core Output Indicator 7 within the 'LDF Core Output Indicators'.

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

There was one planning application that was permitted contrary to advice of the Environment Agency. This approval related to flood risk with no applications granted subject to contrary advice about water quality.

Table 26 Planning Permissions Granted Contrary to Environment Agency Advice

Environment Agency Reference	Local Planning Authority Reference	Proposed Major Development	Site Address	Reason for Objection
AE/2005/015162	05/00380/OUT	Erection of 30 Flats and Associated Parking	Land Adjacent Tylers Ride, South Woodham Ferrers,	<ul style="list-style-type: none"> ■ Unsatisfactory FRA Submitted ■ Risk of Flooding

Source: Environment Agency / Chelmsford Borough Council 2006

Action

The Borough Council has included relevant monitoring indicators in its Development Plan Documents and Supplementary Planning Documents.

Biodiversity

Core Indicator 18 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

This indicator represents Core Output Indicator 8 within the 'LDF Core Output Indicators'.

The objective of this indicator is monitor biodiversity to ensure that development does not adversely affect priority species and habitats and to show where enhancements of sites with priority species and habitats has taken place.

(i) Change in Priority Habitats and Species (by type)

The most recent comprehensive habitat survey for Chelmsford Borough was undertaken on behalf of the Council by Essex Ecology Services Ltd. (EECOS) during 2004. This survey evaluates the existing network of important wildlife sites.

A previous study carried between 1990 and 1992 incorporated a basic land use survey with an exercise to identify the most important wildlife habitats in the Borough. Comparison between this data and the 2004 survey is difficult given that the most recent survey has used the additional category of 'species-poor semi-improved'.

The total area of semi-natural habitat recorded in 2004 amounts to 9,272 hectares with the remaining 24,953 hectares being arable or urban land. The proportion of non-arable / urban semi-habitat land accounts for 27.1% of the total land area in

Chelmsford Borough. The 1992 survey by comparison identified 8,320 hectares or 24.31% of the total Borough area. The 900 hectare increase is considered to have been largely brought about by the agricultural set-aside scheme. The urban expansion that has taken place in Chelmsford over the last 10 years has generally been at the expense of arable land as opposed to semi-natural habitat.

The total amount of woodland in the Borough has increased from 2041.7 hectares (5.97%) in 1992 to 2058.1 hectares (6.02%) in 2004. The national average is 8.4% coverage for England and 11.6% for the UK.

The 1992 report identified 1395 hectares of land as non-SSSI SINC. The 2004 survey has identified 1654 hectares, an increase of 259 hectares. This increase has been largely due to the enlargement of Hylands Park and the extension of the woodland site surrounding Hanningfield Reservoir SSSI.

Table 27 Habitat Survey

	Land Use	2004 Area (ha)	1992 Area (ha)
Grassland	Unimproved Neutral	1.8	N/a
	Semi-Improved Neutral	193.1	N/a
	Semi-Improved Acid	3.5	N/a
	Acid Grassland / Heath	2.6	N/a
	Poor Semi-Improved	746.6	N/a
	Improved Grassland	4132.5	N/a
	Amenity Grassland	729.7	N/a
	Marshy Grassland	8.6	N/a
Woodland	Broadleaf Woodland	1331.1	1284.4
	Mixed Woodland	12.5	N/a
	Broadleaf / Coniferous Parkland	181.1	N/a
	Planted Broadleaf Woodland	392.7	N/a
	Planted Mixed Woodland	99.8	N/a
	Planted Coniferous Woodland	40.9	N/a
Total Woodland		2058.1	2041.7
	Scattered / Dense Scrub	165.7	130.7
	Tall Ruderal	98.3	N/a
	Short Perennial	92.7	N/a

Orchard	82.0	N/a
Allotment / Horticulture	47.1	N/a
Lake / Reservoir	551.1	458.8
Swamp	30.3	N/a
Quarry	174.1	N/a
Waste / Bare Ground	67.3	N/a
Scattered Saltmarsh	17.1	N/a
Saline Water Body	2.0	N/a
Intertidal Mud	66.0	N/a
Total	9272.2	8320
Number of Ponds	796	N/a

Source: EECOS 2004

(ii) Change in Areas Designated For Their Intrinsic Environmental Value Including Sites of International, National, Regional, Sub-Regional or Local Significance

Action

The Borough Council will include relevant monitoring indicators in its Development Plan Documents and Supplementary Planning Documents.

Renewable Energy

Core Indicator 19 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

This indicator represents Core Output Indicator 9 within the 'LDF Core Output Indicators'.

The Government through its 'Energy White Paper: Our Energy Future – creating a low carbon economy' (2003) has set a target of 10% of electricity being generated from renewable sources by 2010 with the aspiration to increase this to 20% by 2020. This indicator will monitor all new developments to ensure they reach optimum energy efficiency in accordance with relevant Supplementary Planning Documents.

Action

The Borough Council has incorporated standards for renewable energy systems in development within Policy DC26 of the Draft Core Strategy and Development Control Policies DPD as submitted to the Secretary of State in November 2006. More detailed guidance is contained in the Borough Council's Draft Sustainable Design and Construction Guidance Supplementary Planning Document, published in November 2006.

Annexes

Annex A - Saved Policies: Adopted Chelmsford Borough Local Plan Policies - 1st April 2005 to 31st March 2006

Policy	Policy Codetext	Times Used (10 or more)	Appeals Allowed	Appeals Dismissed	Split Decision	% Appeal decisions dismissed (5+appeals)
CSU6	Telecommunications equipment	25	1	1		
DSI	Complies with policies	12				
DSI	Danbury and Little Baddow	12				
EMPI	Criteria for industrial commercial sites	108	2	6		75
EMPI6	New indcom uses within existing builds	15	1	2		
EMPI7	Criteria allowing reuse in countryside	44	3	1		25
EMP2	Industrial uses encouraged	18				
ENV1	Requirements design location new build	1340	11	21		66
ENV10	Reuse of listed buildings	12		1		
ENV16	Shopfronts	14				
ENV17	Advertisements to be compatible site	64				
ENV2	Requirements for landscaping	61				
ENV22	Residential Layout	80		1		
ENV23	Requirements for garden layout size	172	4	4		50
ENV25	Removal of PD rights	22				
ENV26	Extension design	1099	2	6		75
ENV27	Front extensions	223				
ENV28	Side extensions	380	3	3		50
ENV29	Dormer Windows	146		2		
ENV3	Existing site features retained	179		3		
ENV30	Car Parking Standards	206		1		
ENV6	Conservation Areas	159	1	2		
ENV9	Listed Buildings	195	1	4		80
HO13	Criteria for residential infilling	12		2		
HO14	Criteria allow replace dwellings rural	47		1		
HO15	Criteria allowing rural res extensions	243	3	11		79

Annex A (continued)

Policy	Policy Codetext	Times Used (10 or more)	Appeals Allowed	Appeals Dismissed	Split Decision	% Appeal decisions dismissed (5+appeals)
HO16	Garden extensions into country refused	15	1	1		
HO2	Affordable housing required in new dev	19	1	1		
HO4	Development in defined settlements	50		1		
HO5	New housing encouraged in policy areas	60	1	1		
HO7	Community uses acceptable in urban areas	13	1			
HO9	Requirements for housing	92	2	3		60
RE1	Considerations for agricultural dev	17				
RE22	Protection of wildlife habitats	45	1			
REC13	Criteria for allowing domestic stables	15	1			
REC23	Requirements for public open space	31		1		
SHP11	Uses acceptable upper floors above shops	11				
SHP4	Core Retail Areas presumption for A1	13	1			
TPT13	Car parking standards to be met new dev	35		1		

Source: Chelmsford Borough Council 2006

Notes:

1. Times Used means the number of times each policy was referred to as relevant in officers' reports on planning applications.
2. Appeals data records the number of times each policy was included in the reasons for refusal.

Annex B - Saved Policies: Replacement Structure Plan Policies - 1st April 2005 to 31st March 2006

Policy	Policy Codetext	Times Used (10 or more)	Appeals Allowed	Appeals Dismissed	Split Decision	% Appeal decisions dismissed (5+ appeals)
ERBE1	ESRSP Policy BE1 Higher Density	149	5	2		29
ERBE2	ESRSP Policy BE2 Mixed use developments	14	1			
ERBE5	ESRSP Policy BE5 Planning Obligations	103	4	6		60
ERBE8	ESRSP Policy BE8 Telecommunications	24	1	1		
ERBIW1	ESRSP Policy BIW1 Employment Land Prvsn	11				
ERC2	ESRSP Policy C2 Green Belt Development	234	3	14		82
ERC5	ESRSP Policy C5 Rural Areas not G Belt	296	2	9		82
ERCS1	ESRSP Policy CS1 Urban Regeneration	27	1			
ERCS2	ESRSP Policy CS2 Protecting Environment	149	1	3		
ERCS4	ESRSP Policy CS4 Sustainability	20				
ERH2	ESRSP Policy H2 Housing Development	27		1		
ERH3	ESRSP Policy H3 Location of res devt	33	2	2		
ERH4	ESRSP Policy H4 Devt Form of res devt	49	2	1		
ERH5	ESRSP Policy H5 Affordable Housing	10		1		
ERHC2	ESRSP Policy HC2 Conservation Areas	79	1	2		
ERHC3	ESRSP Policy HC3 listed buildings	137	1	3		75
ERHC4	ESRSP Policy HC4 listed bldgs conversion	12		1		

Annex B (continued)

Policy	Policy Codetext	Times Used (10 or more)	Appeals Allowed	Appeals Dismissed	Split Decision	% Appeal decisions dismissed (5+appeals)
ERNR1	ESRSP Policy NR1 Landscape Conservation	20				
ERNR4	ESRSP Policy NR4 Landscape Character	54		5		100
ERNR6	ESRSP Policy NR6 Nature Conservation	19				
ERRE2	ESRSP Policy RE2 Re use Rural Buildings	50	3	1		
ERT1	ESRSP Policy T1 Sustainable Transport	11	1			
ERT12	ESRSP Policy T12 Vehicle Parking	21				
ERT3	ESRSP Policy T3 Promoting Accessibility	33	1	1		
ERT6	ESRSP Policy T6 Walking and cycling	16	1	2		
ERTCR3	ESRSP Policy TCR3 Town Centres	10				

Source: Chelmsford Borough Council 2006

Notes:

1. Times Used means the number of times each policy was referred to as relevant in officers' reports on planning applications.
2. Appeals data records the number of times each policy was included in the reasons for refusal.

THEME I MANAGING GROWTH

Strategic Objective MG1

Direct growth to the most sustainable locations in the Borough 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 Borough.

Policy Target (CP2, CP3 and CP4)

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

Output Indicators

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

Strategic Objective MG3

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

Policy Target (CP5)

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

Output Indicators

- (i) Percentage of all developments built within an Urban Area or Defined Settlement (Local)
- (ii) Percentage of new and converted dwellings on previously developed land (Core)

- (iii) Dwelling density (Core)
- (iv) Employment developments on previously developed land (Core)
- (v) Job density of new developments (Local)

Strategic Objective MG4

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

Policy Target (CP6 and CP7)

To develop a high quality urban environment.

Output Indicators

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

Strategic Objective MG5

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

Policy Target (CP8)

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

Output Indicators

Amount of new residential development within 30 minutes public transport of:

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

THEME 2 ENVIRONMENTAL PROTECTION AND ENHANCEMENT

Strategic Objective EPE1

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

Policy Target (CP9)

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

Output Indicators

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

Strategic Objective EPE2

Seek to ensure that development is designed and located so far as possible to 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.

Policy Target (CP10, CP11)

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 Borough's countryside and urban areas

Policy Target (CP12, CP13 and CP14)

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

Output Indicators

- (i) Amount of eligible open spaces managed to Green Flag Award standard (Core)

- (ii) Amount of new Public Open Space created by type (Local)
- (iii) Amount of Sports and Leisure facilities developed (Local)
- (iv) Air Quality (Local)
- (v) Development within the Green Belt (Local)

THEME 3 BALANCED COMMUNITIES

Strategic Objective BCI

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 Borough (Core)
- (ix) Number of Caravan Pitches within the Borough 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 Borough.

Policy Target (CPI6)

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

Output Indicators

As MG5

Strategic Objective BC3

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

Policy Target (CPI7)

To reduce the pockets of deprivation in the Borough 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 Borough through well planned routes and integrated public transport.

Policy Target (CP8)

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

Output Indicators

As MG5

THEME 4 QUALITY OF LIFE

Strategic Objective QL1

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

Policy Target (CPI8)

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

Output Indicators

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

Strategic Objective QL2

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

Policy Target (CPI9)

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

Output Indicators

As MG5

Strategic Objective QL3

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

Policy Target (CPI9)

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

Output Indicators

As MG5

Strategic Objective QL4

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

Policy Target (CP20)

To secure high quality development that achieves residential approval.

Output Indicators

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

Strategic Objective QL5

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

Policy Target (CP21)

To secure high quality development that achieves residential approval.

Output Indicators

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

THEME 5 ECONOMIC PROSPERITY

Strategic Objective ECP1

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

Policy Target (CP22)

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

Output Indicators

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

Strategic Objective ECP2

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

Policy Target (CP23)

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

Output Indicators

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

Strategic Objective ECP3

Enhance Chelmsford's role as a Regional Transport Node.

Policy Target (CP24)

To promote improved public transport services and facilities.

Output Indicators

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

Strategic Objective ECP4

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

Policy Target (CP25)

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

Output Indicators

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

Strategic Objective ECP5

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

Policy Target (CP26)

To promote business activity within the Borough

Output Indicators

None

Do you need an interpreting or translation service?

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2003-2004
Quality of the Built Environment



Chelmsford
BOROUGH COUNCIL

Town Planning Services