



Authority Monitoring Report

Covering the period
1 April 2024 – 31 March 2025
Published November 2025



Chelmsford
City Council

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Section 1

Background and Introduction

What is the Authority Monitoring Report?

- 1.1 All local authorities are required to publish an annual Authority Monitoring Report (AMR). The principal function of an AMR is to monitor the production of the Council's Local Plan Documents against the Local Development Scheme (LDS) and to monitor the performance and effectiveness of the Council's planning policies in delivering the key objectives of the Local Plan.
- 1.2 It also includes information about Neighbourhood Plans, the Duty to Co-operate and the Community Infrastructure Levy (CIL).
- 1.3 This is the Council's nineteenth AMR. It covers the period from the 1 April 2024 to 31 March 2025. The format and content of the AMR was changed in 2020/21 to reflect the adoption of the Council's Local Plan in May 2020 and this AMR continues in that format. Where possible, performance has been assessed against indicators and targets in the Local Plan and where relevant, it has been compared to previous years.
- 1.4 All previous AMRs are available to view on the City Council's website. Although a stand-alone Annual Monitoring Report was not published for the year 2011/12, the relevant data is included within the 2012/13 Authority Monitoring Report.

Structure of the AMR

- 1.5 The remainder of this AMR is structured as follows:

Section 2 - Demographic and Economic Characteristics of Chelmsford

- Key statistics and information from a range of sources to provide an overview of the population size, employment trends and house prices in Chelmsford.

Section 3 - Implementing the Local Development Scheme

- This reports the progress in preparing and adopting the Local Plan and any supplementary planning documents over the monitoring year and measuring this progress against the milestones set out in the Local Development Scheme (LDS).

Section 4 - Neighbourhood Plans

- Details of progress made with the development of Neighbourhood Plans.

Section 5 - Duty to Co-operate

- Details of any activities or actions related to the Statutory Duty to Co-operate.

Section 6 - Community Infrastructure Levy (CIL)

- Summary of how much the Council has received and spent in relation to the Chelmsford Community Infrastructure Levy (CIL) for the 2024/25 period.

Section 7 - Local Plan Policy Monitoring

- This section monitors the key indicators as set out in the monitoring framework of the adopted Local Plan. The AMR does not attempt to measure and monitor each planning policy individually but focuses on monitoring key policy objectives which is broadly synonymous with the monitoring framework as shown in Appendix 1.

Section 8 - Appeals Monitoring

- Analysis of all polices within the Local Plan that are monitored using appeal decisions.

Section 2

Demographic and Economic Characteristics of Chelmsford

Population



Chelmsford covers an area of 133 sq. miles and is the county town of Essex



The 2021 Census data shows the population of Chelmsford was recorded as 181,500 people.



In mid-2021 Chelmsford had a population density of 536 people per square kilometre.



The population of Chelmsford is expected to reach 198,000 by 2036, an increase of some 18% in 25 years.



The over 65's account for just over 19.4% of Chelmsford's population which is projected to grow faster than any other age group.

Table 1 - Chelmsford City's Population 2011 – 2024

Year	Population
2011	168,310
2012	169,335
2013	170,256
2014	171,633
2015	172,638
2016	174,089
2017	176,194
2018	177,079
2019	178,388
2020	179,549
2021	181,500
2022	183,326
2023	185,278
2024	188,803

Source: ONS Mid -Year Population Estimates 2024

House Prices

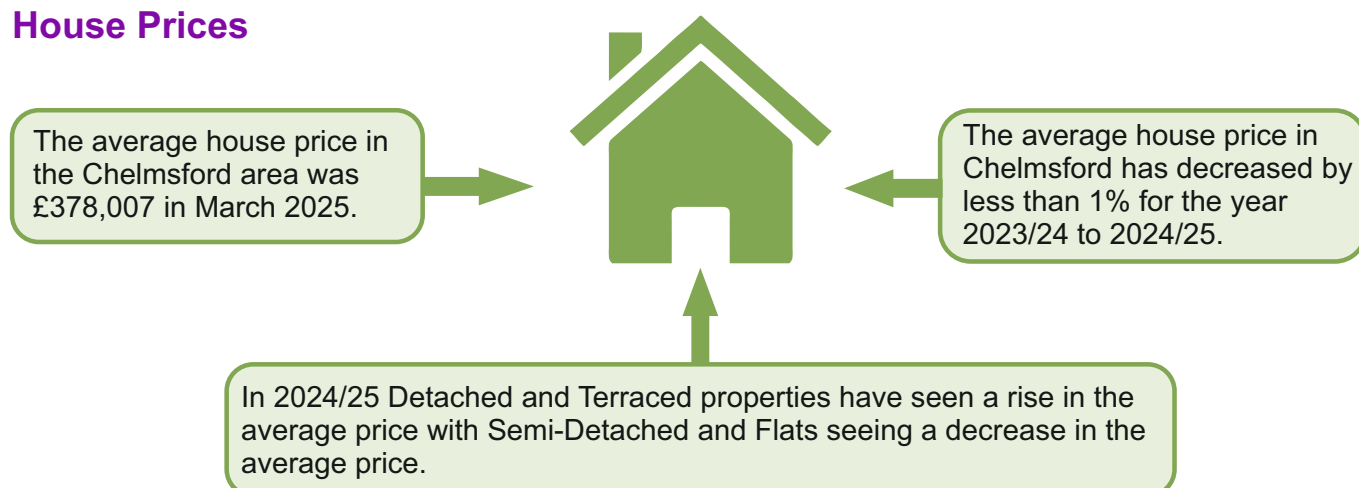


Table 2 – Average House Prices in Chelmsford by Building Type

Year	Average Price all Property Types	Detached (£)	Semi-Detached (£)	Terraced (£)	Flat (£)
March 2015	£263,755	£450,873	£280,021	£225,540	£169,552
March 2016	£301,777	£518,498	£322,370	£258,095	£191,760
March 2017	£321,479	£550,512	£340,620	£272,938	£208,050
March 2018	£333,535	£573,026	£355,755	£284,030	£213,338
March 2019	£340,129	£589,121	£365,113	£289,233	£214,558
March 2020	£336,370	£581,973	£363,731	£289,007	£209,060
March 2021	£351,353	£598,971	£380,806	£306,443	£219,134
March 2022	£377,471	£653,735	£412,540	£327,379	£228,385
March 2023	£386,396	£673,039	£423,505	£335,118	£229,671
March 2024	£381,156	£659,579	£418,630	£332,506	£226,358
March 2025	£378,007	£668,766	£417,118	£337,222	£218,389

Source: Landregistry.data.gov.uk

Local Economy

Chelmsford Local Economy 2024

- 79% (91,700) of the population within the Chelmsford City Administrative area are economically active.
- The largest employment sectors in Chelmsford are wholesale retail trade; repair of motor vehicles and motorcycles (14,000 people employed within this sector), human health and social work activities (14,000), public administration and defence; compulsory social security (9,000), education (8,000), professional, scientific, and technical activities (6,000), construction (6,000), accommodation and food service activities (6,000) and administrative and support services (7,000).
- The average gross weekly earning of a full-time worker living in the Chelmsford administrative area is £784.70
- The claimant count for out of work benefits for people aged 16 + (which includes Job Seekers Allowance, National Insurance Credits and Universal Credit) in the Chelmsford City administrative area in March 2025 was 2.8%. This is lower than the East of England average of 3.4% and the national average of 4.2%

Source: Nomis Official Labour Market Statistics 2024

- 2.1 There are 7,935 businesses in Chelmsford. The majority of these are small medium enterprises (SMEs), with 84.6% being micro businesses which employ between 0 – 9 employees. There are 35 large businesses in Chelmsford which employ 250+ people. Major international companies that have a significant presence in Chelmsford include Teledyne e2v, Visteon, Battelle and BAE Systems.
- 2.2 Chelmsford contributes over £5 billion GVA to the national economy.
- 2.3 In March 2025 Chelmsford was named the best place to live in the East of England by The Times and Sunday Times. The recognition highlights the city's recent significant investments including the recently opened Beaulieu Park station.

Section 3

Implementing the Local Development Scheme

- 3.1 The AMR reviews actual plan progress compared with the targets and milestones for Development Plan Documents (DPD) preparation as set out in the approved **Local Development Scheme (LDS)**. It assesses where the City Council:
- has met the LDS targets and Milestones, is falling behind schedule, or will not meet targets with reasons for this; and
 - needs to update the Local Development Scheme particularly in light of the above. Where it is necessary to update the LDS, the steps and timetable needed for the revision of that scheme.
- 3.2 The Council adopted its Local Plan in May 2020 and commenced a Local Plan review in 2022. All information relating to the Local Plan review, including the publication of any evidence based documents that are produced, can be viewed by visiting <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>

Section 4

Neighbourhood Plans

- 4.1 Community-led planning gives rights and powers for communities to get more involved in planning for their areas. It is optional, and is led by a town or parish council, or a community organisation. They can take the lead in creating neighbourhood development plans, community plans and orders for planning in their area.
- 4.2 The relevant legislation and guidance is contained within:
- The Planning and Compulsory Purchase Act 2004
 - The Town and Country Planning Act 1990 (as amended)
 - The Neighbourhood Planning (General) Regulations 2012 (as amended)
 - The Neighbourhood Planning Act 2017
 - The National Planning Policy Framework (NPPF)
- 4.3 A neighbourhood development plan – known as a neighbourhood plan – is a planning document which sets out policies for development and use of land in a neighbourhood.
- 4.4 Neighbourhood plans, and other community plans or orders, become part of the Local Plan when complete, with equal legal status. The City Council helps during the preparation stage, and then after submission carries out the remaining stages. The following is a summary of the steps needed to produce a plan.
- Preparation – Neighbourhood Plan Area designation by the City Council
 - Preparation – Group develops the plan in consultation with the community
 - Group formally consults on draft plan (Regulation 14)
 - Group amends plan and submits to the City Council
 - The City Council formally consults (Regulation 16)
 - The City Council appoints Examiner and provides submitted documents and Regulation 16 responses
 - Examiner's report received and approved
 - Referendum in Neighbourhood Area
 - The City Council formally 'makes' plan as part of the Local Plan

- 4.5 During the monitoring period, there were six made neighbourhood plans and two in development in the Chelmsford City area. These are listed in Table 3 below. You can view the application and map for each one and also visit their websites by visiting www.chelmsford.gov.uk/communityplans

Table 3 - Neighbourhood Plans in progress

Parish	Designation	Stage
Broomfield	De-Designated July 2022 (to align with revised Parish boundary)	Plan Made 27 February 2025
Danbury	Designated June 2016	Plan Made 12 December 2024
Sandon	Designated October 2017	Plan Made 28 November 2023
Little Baddow	Designated January 2017	Plan Made 18 August 2023
South Woodham Ferrers	Designated January 2016	Plan Made 8 December 2021
Writtle	Designated January 2017	Plan Made 8 December 2021
Boreham	Re-Designated May 2024 (to align with revised Parish boundary)	Regulation 14 Stage
East Hanningfield	Designated September 2019	Preparation Stage

- 4.6 Community groups can also prepare a Neighbourhood Development Order or a Community Right to Build Order. There were no groups preparing these in the Chelmsford City area during the monitoring period.

Section 5

Duty to Co-operate

- 5.1 Chelmsford City Council is committed to co-operating with other bodies on strategic planning matters.
- 5.2 Legislation and national planning policy (listed below) requires strategic policy-making authorities to co-operate with each other, and other bodies, when preparing or supporting the preparation of policies which address strategic matters that cross administrative boundaries. This includes those policies contained in local plans (including minerals and waste plans), spatial development strategies, and marine plans. The relevant legislation and guidance is contained within:
- The Planning and Compulsory Purchase Act 2004;
 - The Localism Act 2011;
 - The Town and Country Planning (Local Planning) (England) Regulations 2012; and
 - The National Planning Policy Framework NPPF

Duty to Co-operate Strategy

- 5.3 The Council published its latest Duty to Co-operate Position Statement in November 2025. This position statement provides an update on the activities undertaken by Chelmsford City Council (CCC) in respect to the Duty to Co-operate on the Review of the adopted Chelmsford Local Plan. The update covers activities including the Issues and Options Local Plan consultation launched in August 2022, the Preferred Options Local Plan consultation launched in May 2024 and the Focused Consultation Additional Sites (Regulation 19) document. It also discusses future activities which will be further informed by formal consultation on the Pre-submission Local Plan consultation which started in February 2025.
- 5.4 There is potential for a number of cross-boundary issues. The strategic matters that may apply to the Local Plan have been identified as follows:
- Delivering homes for all including Gypsy and Traveller accommodation
 - Jobs and economy including green employment and regeneration
 - Retail, leisure, and cultural development
 - Sustainable transport, highways and active travel
 - Climate change action and mitigation including flood risk and zero carbon
 - Natural and historic environment including increased biodiversity and green/blue/wild spaces and connectivity of ecological networks
 - Community infrastructure including education, health and community facilities

- Utility infrastructure including communications, waste, water and energy
- London Stansted Airport future airspace redesign

Duty to Co-operate Matters

- 5.5 The Duty to Co-operate (DtC) is set out in the 2024 National Planning Policy Framework (NPPF) (from Paragraph 24). This requires Local Planning Authorities (LPAs) to co-operate with each other and other prescribed bodies on strategic planning issues that cross administrative boundaries, such as providing land for new homes, jobs and infrastructure. These have a wider impact than local issues and cannot be dealt with by one LPA alone. The Duty to Co-operate is the process by which strategic issues are planned for at a local level.
- 5.6 Since the Local Plan was adopted in May 2020, the City Council has continued working constructively with nearby planning authorities on their own local plan preparation and has undertaken on-going dialogue to develop strategic approaches and deliver projects through its joint working arrangements.

Table 4 - Duty to Co-operate Meetings, and Consultations the City Council has responded to

Organisation	Consultation	Date
Chelmsford City Council	Member and Officer Duty to Co-operate Briefings; All Essex and adjoining Local Planning Authorities invited	Preferred Options event – 6 June 2024 Pre-Submission event - 5 March 2025
Maldon District Council	Local Plan progress meetings	Every two months
Basildon District Council	Local Plan progress meetings	October 2024, December 2024, January 2025
Braintree District Council	Local Plan progress meetings Response to Issues and Options consultation	December 2024 February 2025
Brentwood and Rochford District Councils	Local Plan progress meetings	April 2024
Thurrock Council	Local Plan progress meetings	November 2024
Colchester City Council	Local Plan progress meetings	December 2024

Organisation	Consultation	Date
Essex County Council	DtC Meetings – Local Plan progress DtC Meetings – Highways matters Education Local Plan discussion Response to national consultations Areas of joint working: Essex Parking Strategy; Net Zero Climate policy development; Local Nature Recovery Strategy	Every six weeks Every three weeks October 2024 Various Ongoing
NHS Integrated Care System	Local Plan progress meetings	June 2024, August 2024, March 2025
National Highways	With ECC – updates on Local Plan modelling work	April 2024, June 2024, July 2024, March 2025

Table 5 - Other collaborative work undertaken undertaken

Topic	Co-operation group	Position
Healthcare Provision	Mid Essex Clinical Commissioning Group & Strategic Estates Forum	Quarterly meetings
Livewell Initiative	All 13 Essex local authorities plus health organisations	Ongoing
Public Transport	Chelmsford and Braintree Public Transport Group	Quarterly meetings
Climate Change	Essex Climate Action Commission	Ongoing
Climate Change	Strategic Flood Risk Assessment – engagement to support evidence update	Ongoing
Natural Environment	Essex Coast Recreation disturbance Avoidance Mitigation Strategy (RAMS) Steering Group	Ongoing
Strategic Growth	North Essex Economic Board	Ongoing
Strategic Growth	East of England Strategic Spatial Planning Officers Liaison Group	Ongoing
Strategic Growth	Braintree and Chelmsford Planning Portfolio Holders Meetings	Twice a year meetings

Table 5 - Other collaborative work undertaken

Topic	Co-operation group	Position
Strategic Growth	One Chelmsford Board – local strategic partnership of statutory, voluntary and community	Q1 2025
Strategic Growth	Anglia Ruskin University Writtle – Local Plan and Masterplan updates	October 2024, February 2025
Jobs and Economy	North Essex Economic Board	Ongoing
Homes for all	Rural Housing Advisory Group	Quarterly meetings
Homes for all	Eastern Community Homes	Quarterly meetings
Homes for all	Essex and Suffolk Enablers Group	Quarterly meetings
Various topics including Gypsy and Traveller provision, biodiversity net gain, local nature recovery strategy, health impact assessment, Chief Officers' Meeting	Essex Planning Officers Association	Quarterly meetings

Section 6

Community Infrastructure Levy (CIL)

- 6.1 CIL was introduced nationally in 2010 and has been charged in Chelmsford on qualifying residential and retail development permitted since June 2014, which add one or more new dwelling(s) or more than 100sqm of floor space. CIL is a set charge, based on the gross internal area floorspace of buildings to help fund the infrastructure needed to address the cumulative impact of development across our area. An index of inflation is applied to CIL charges and updated each year on 01 January. The charge can be viewed on our [website](#).
- 6.2 Local planning authorities must use CIL to fund 'the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area'. This could be for new or improved roads, parks, schools, and other infrastructure as defined in the Planning Act.
- 6.3 The CIL Regulations require 15% of CIL receipts to be passed to the local town or parish council for the area where the development takes place, with a limit of £100 (index linked) per council tax dwelling in that parish during the financial year. Where a Neighbourhood Plan is in place this increases to 25% with no limit. The increased amount applies to CIL generated from development that was granted planning permission after the date the neighbourhood plan was adopted. The local CIL is similarly able to fund infrastructure but can also fund 'anything else that is concerned with addressing the demands that development places on an area'. At the end of the reported year there were six adopted neighbourhood plans within the administrative boundaries of Chelmsford City Council, in South Woodham Ferrers and Writtle (both adopted 08/12/21), Sandon (adopted 28/11/23), Little Baddow (adopted 18/08/23), Danbury (20/12/24) and Broomfield (03/03/25).
- 6.4 On 9th March 2022, the Council agreed that two new parishes will be created in Chelmsford following a Community Governance Review: Chelmsford Garden Community and Chelmer Village. The change affects the existing boundaries of Boreham, Broomfield, Great Baddow, Little Waltham and Springfield. The change came into effect on 1st April 2023. The neighbourhood portion of CIL payments received after 1st April 2023 must be transferred to the parish in which they sit at that date, regardless of when the related planning application was approved, or when the payment was due.
- 6.5 When a parish or town council is due more money than it can receive due to the imposed limit, the CIL Regulations do not state what should happen to the surplus created. The City Council retains the local surplus money and has therefore established a process to allocate it which can be viewed in full on our [website](#). The City Council, in consultation with the local community will spend the surplus on infrastructure projects which are in the vicinity of the development in which the CIL money was originally collected.

- 6.6. In the unparished areas of Chelmsford, 15% of CIL receipts must still be spent in the locality of the contributing development (Neighbourhood CIL), but the City Council decides how it is allocated. The City Council reserves 15% of this neighbourhood CIL for the Community Funding Scheme, to which voluntary and community organisations can apply to fund infrastructure within the unparished area. The remaining 85% is retained by the City Council to spend on infrastructure priorities that it identifies.
- 6.7. In June 2021, it was agreed that a one-off Neighbourhood CIL allocation of £100,000 would be reserved to fund the new Greener Chelmsford Grant Scheme. The scheme aims to encourage community-led ecological and green initiatives and forms part of the Council's Climate and Ecological Emergency Action Plan. The scheme focuses on the themes of protecting and enhancing wildlife, lowering energy consumption, reducing waste and lowering carbon emissions.
- 6.8. In Chelmsford, a CIL charge can be paid in instalments. The full policy can be viewed on our [website](#). The CIL Demand Notice sets out the whole sum payable and the instalments required, including any interest or surcharges payable, therefore CIL Demand Notices issued during a particular year do not equate to the CIL sums likely to be received during that year and can take up to two years to be paid. In addition, developments can be altered through further planning permissions over time, often resulting in revised Demand Notices. Any revised Demand Notices are not double counted in this report; if a Demand Notice is issued and then re-issued in the same reporting year, only the re-issued Notice would be included within the figure for CIL invoiced during the year.
- 6.9. Amounts reported include any surcharges and interest that have been applied.

Table 6 – CIL Headline Figures (£)

	Retained from previous years (a)	Received in reported year (b)	Spent in reported year (c)	Retained at end of reported year (a+b-c)
Strategic CIL	20,781,975	1,609,060	13,716,390	8,674,645
Neighbourhood CIL - unparished areas	925,621	97,756	78,160	945,217
Neighbourhood CIL - parish council areas	132,782	210,135	203,628	139,289
Local surplus	145,944	0	26,065	119,879
Administration	0	123,969	123,969	0
TOTAL	21,986,322	2,040,920	14,148,212	9,879,030

Table 7 - Strategic CIL (£)

Infrastructure	Spent in 24/25
Tindal Square	188,000
Sutherland Lodge GP Surgery Refurbishment	379,903
Chelmer Waterside	13,121,222
Dovedales Refurbishment	27,265
TOTAL	13,716,390

Table 8 – Neighbourhood CIL - Parish and Town Councils (£)

Parish/Town Council	Received	Retained from previous years	Transferred to Local Council	Retained at end of year (pending transfer)
Boreham	1,220	610	1,830	0
Broomfield	5,350	900	2,700	3,550
Chelmsford Garden Community	1,575	0	0	1,575
Chignal	0	0	0	0
Danbury	0	0	0	0
East Hanningfield	88,416	43,258	43,258	88,416
Galleywood	1,465	0	1,465	0
Good Easter	0	0	0	0
Great Baddow	6,171	732	3,371	3,533
Great Waltham	736	559	1,295	0
Great & Little Leighs	15,331	24	15,335	0
Highwood	0	0	0	0
Little Baddow	8,706	1,130	3,590	6,247

Parish/Town Council	Received	Retained from previous years	Transferred to Local Council	Retained at end of year (pending transfer)
Little Waltham	3,400	10,318	10,318	3,400
Margaretting	0	0	0	0
Mashbury	0	0	0	0
Pleshey	0	0	0	0
Rettendon	7,470	2,317	7,297	2,490
Roxwell	0	00	0	0
Runwell	30,947	14,267	30,947	14,267
Sandon	5,906	1,919	5,906	1,919
South Hanningfield	0	0	0	0
South Woodham Ferrers	11,327	5,664	11,327	5,664
Springfield	0	0	0	0
Stock	11,252	9,170	16,070	4,352
West Hanningfield	0	0	0	0
Woodham Ferrers & Bicknacre	5,460	38,158	43,618	0
Writtle	5,403	3,756	5,281	3,878
TOTAL	210,135	132,782	203,628	139,289

Table 9 – Neighbourhood CIL - relating to areas with no parish or town council (£)

Infrastructure	Spent in 24/25
Moulsham Lodge Community Trust - John Shennan Basketball Court	10,655
Hot Box - Heat Exchange Pump	5,737
Central Park Toilets	15,504
City Centre Lighting Columns	1,890

Infrastructure	Spent in 24/25
Rutland Road Play Area	22,000
<i>Greener Chelmsford Grant:</i>	
Essex Wildlife Trust - Purchase of Fir Tree Wood	9,999
Wilderness Foundation - Solar Panels	6,375
RSPCA - Solar Panels	6,000
TOTAL	78,160

Table 10 – Local Surplus – generated from development in Chignal

Infrastructure	Spent in 24/25
St Andrews Church Hall windows & loft	26,065

Section 7: Local Plan Development Management Policy Monitoring

Securing the Right Types of Homes



Requirements:

- 7.1 To meet the full objectively assessed housing need in the period 2013-2036 the Local Plan makes provision for a minimum of 18,515 net new homes at an average annual rate of 805 new homes per year.
- 7.2 To meet the identified need for Gypsies and Travellers as defined by national planning policy for the period 2016-2036, the Local Plan identifies a site that will deliver 9 permanent pitches.
- 7.3 To meet the identified need for Travelling Showpeople as defined by national planning policy for the period 2016-2036, the Local Plan identifies developments that will deliver 24 permanent plots.
- 7.4 The Spatial Strategy sets out the scale and distribution of new development across Chelmsford during the Local Plan period up to 2036.
- 7.5 New development allocations are focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford and South and East Chelmsford.
- 7.6 Strategic Growth sites will be delivered in accordance with masterplans approved by the Council.
- 7.7 Windfall sites are expected to be a reliable source of housing supply during the period of the Local Plan.
- 7.8 The Local Plan requires a mix of housing to meet the different needs of the community, including an indicative mix for market homes; an appropriate supply and mix of affordable homes; a proportion of accessible homes; a proportion of self-build homes and Specialist Residential Accommodation.
- 7.9 There are also possibilities for small-scale rural exception sites providing affordable homes to meet identified local needs in locations where there are policies of constraint.
- 7.10 These requirements are principally set out in **Local Plan Policies:**
 - S6 – Housing and Employment Requirements
 - S7 – The Spatial Strategy
 - DM1 – Size and Type of Housing
 - DM2 – Affordable Housing and Rural Exception Sites
 - DM3 – Gypsy, Traveller and Travelling Showpeople Sites

Table 11 - Key Indicators for Securing the Right Types of Homes

7.11 In the monitoring year 2024 to 2025 the following has been achieved:

Description		Output	
Number of net new dwellings		813	
Number of net new permanent Gypsy and Traveller pitches		2	
Number of net new permanent Travelling Showpeople plots		0	
Number of existing Gypsy, Traveller and Travellings showpeople pitches and plots approved for a change of use to other uses		0	
Number of Masterplans approved by the Council		1 Master Plan adopted in Monitoring year Anglia Ruskin University. 8 masterplans adopted in total (as of 31/03/2025) Strategic Growth Site 1b: Former St Peter’s College Strategic Growth Site 2: West Chelmsford Strategic Growth Site 3a: East Chelmsford Manor Farm Strategic Growth Site 3b, 3c and 3d: East Chelmsford Land South of Maldon Road and Land North of Maldon Road Strategic Growth Site 7: Great Leighs Strategic Growth Site 8: North of Broomfield Strategic Growth Site 10: North of South Woodham Ferrers	
Planning permissions granted for Strategic Growth sites: 1. Central and Urban Chelmsford 2. North Chelmsford 3. South and East Chelmsford		0 0 (1 applications submitted but still pending) 0	
Planning permissions for windfall sites		69 sites amounting to 228 dwellings	
Net additional dwellings permitted¹ by size and type:			
Tenure	Total Permitted	Total Permitted %	Target
Market			
1 bed	69	25%	6.2%
2 bed	33	23%	28.0%
3 bed	111	40%	46.3%
4 bed+	35	12%	18.5%

Tenure	Total Permitted	Total Permitted %	Target
Affordable Homes for home ownership			
1 bed	10	37%	No target associated with affordable home ownership as demand-led
2 bed	17	63%	
3 bed	0	0%	
4 bed+	0	0%	
Affordable homes for rent			
1 bed	41	48%	48%
2 bed	32	37%	37%
3 bed	9	10%	10%
4 bed	4	5%	5%
First Homes			
1 bed	0	0%	No target associated with first homes
2 bed	0	0%	
3 bed	0	0%	
4 bed+	0	0%	
Number and type of dwellings on developments of 10 or more dwellings not achieving M4(2)	0		
Number of new affordable dwellings on developments of 30 or more dwellings achieving M4(3)	0 (no applicable applications)		
Number of self-build homes achieved on development of more than 100 dwellings	0 (several applications still waiting for S106 to complete)		
Number and type of Specialist Residential Accommodation achieved on development of more than 100 dwellings	0		
Net affordable housing completions on threshold sites	195		
Number of appeal decisions relating the supply of affordable housing on threshold sites or rural housing exception sites	0		

7.12 A summary of the targets that these policies strive for is detailed below in Table 12:

Table 12 – Policy Targets for Securing the Right Types of Homes

Target	Output	Target/Commentary	Trigger for Action (Y/N)
805 new net new dwellings per annum	813	Target achieved for 24/25, no action necessary at this stage	No
21,872 net new dwellings by 2036	10,531 since 2013	Housing Trajectory indicates target will be met	No
9 net new Gypsy and Traveller pitches by 2036 (completed)	2 during 2024/25	9 completed Q4 22/23	No
24 net new Travelling Showpeople plots by 2036 (completed)	0	Plots are all allocated within the strategic sites of the Local Plan	No
No net loss of Gypsy and Traveller Pitches or Travelling Showpeople plots	0 lost	No action required	No
Growth Area 1 – 3,619 net new homes and 5 Travelling Showperson plots (completed)	145 dwellings (all from windfalls)	No action required; figures indicate target will be met by 2036	No
Growth Area 2 – 4,793 net new homes; 14 Travelling Showperson plots and 10 Gypsy and Traveller Pitches (completed)	540 dwellings (16 from windfall)	No action required; figures indicate target will be met by 2036	No
Growth Area 3 – 1,167 net new homes and 5 Travelling Showperson plots (completed)	128 dwellings (58 from windfalls)	No action required; figures indicate target will be met by 2036	No
Windfall Allowance of 1,200 net new homes between 2021-2036	219 Windfall Completions	No action required	No
Appropriate mix of dwellings on development of 10 or more dwellings (permissions – against DM1 table)	1 bed 31% 2 bed 28% 3 bed 31% 4 bed 10%	Policy requirement identified to be reviewed in the Local Plan review None met target	No
50% of dwellings to be constructed to meet M4(2) on development of 10 or more dwellings (permissions)	4 applicable approvals – all achieved key indicator	No action required	No
5% of new affordable dwellings to meet M4(3) on developments of 30 or more dwellings	No applicable approvals in monitoring year	No action required	No

Target	Output	Target/Commentary	Trigger for Action (Y/N)
5% self-build homes on developments of more than 100 dwellings	0 permitted	Since policy adoption, there have been no schemes approved of 100 or more dwellings for which the policy could be applied to. Further information on development permissions granted for Self/Custom house building can be found on the Council's Monitoring Development webpage	No
Appropriate provision of Specialist Residential Accommodation on development of more than 100 dwellings ²	0 permitted	Since policy adoption, there have been no schemes approved of 100 or more dwellings for which the policy could be applied to.	No
35% affordable homes on sites of 11 or more dwellings (permissions)	34%	46 affordable dwellings were approved on threshold sites. Affordable housing wasn't provided on two threshold sites at International House 2 Navigation Road (23/01915/FUL) and Car Wash Centre New Street (22/02263/FUL) because of proven viability issues. Both permissions require the developers to re-submit viability appraisals to review their affordable housing obligations during the construction/occupation phases of the developments. Reserved matters applications for additional affordable housing were approved in this monitoring period but are not included in these figures to avoid double counting.	No
Not to exceed 50% of market housing on rural exception sites	0 permitted	No rural exception sites permitted in monitoring period	No

Contingency / Actions

- 7.13 Although there is significant variation in the percentage of permissions granted for the one-bedroom homes for the market homes compared to the indicative mix supporting Policy DM1, this reflects the typology of the development permitted in the monitoring year. Most planning permissions in this monitoring year relate to brownfield sites where smaller units are more typical, explaining the much higher than normal percentage of market one-bedroom permissions. This Target will continue to be monitored and is being re-assessed as part of the review of the Local Plan with a percentage range, rather than a fixed percentage for each size, being proposed in line with the revised Strategic Housing Needs Assessment (2023).

²The Specialist Residential Accommodation planning advice note allows this to be in the form of a commuted sum in lieu of on-site provision.

Securing New Infrastructure



Requirements:

- 7.14 New development must be supported by the provision of infrastructure, services and facilities that are identified as necessary to serve its needs. Such infrastructure must be provided in a timely and, where appropriate, phased manner to serve the occupants and users of the development.
- 7.15 The Local Plan identifies required infrastructure to support sustainable development and categorises these under the following headings: transport and highways; flood risk management; community facilities; green infrastructure and natural environment; historic environment; and utilities.
- 7.16 Infrastructure is secured through the use of planning conditions and/or planning obligations and/or financial contributions.
- 7.17 These requirements are set out in **Local Plan Policies**:
- S9 – Infrastructure Requirements
 - S10 – Securing Infrastructure and Impact Mitigation

Key Indicators:

- 7.18 A summary of the key indicators, policies and the output for the monitoring year 2024/25 are detailed below in Tables 13 and 14. Where available, an update beyond the monitoring period is provided.

Table 13 – Key Indicators for Securing New Infrastructure

Description	Output
Infrastructure phasing for the Strategic Growth Sites in the Infrastructure Delivery Plan (IDP)	All sites on track, with exception of Strategic Growth Sites 1 and 6 that have had bespoke revisions made
Key infrastructure identified in adopted masterplans on Strategic Growth Sites	<p>Anglia Ruskin University masterplan adopted in monitoring year. 8 masterplans adopted in total (as of 31/03/2025)</p> <p>Strategic Growth Site 1b: Former St Peter's College</p> <p>Strategic Growth Site 2: West Chelmsford</p> <p>Strategic Growth Site 3a: East Chelmsford Manor Farm</p>

Description	Output
	<p>Strategic Growth Site 3c and 3d: East Chelmsford Land South of Maldon Road and Land North of Maldon Road</p> <p>Strategic Growth Site 7: Great Leighs</p> <p>Strategic Growth Site 8: North of Broomfield</p> <p>Strategic Growth Site 10: North of South Woodham Ferrers</p>
Planning Permissions granted on Strategic Growth Sites	0 approved in monitoring period
Key infrastructure secured through Planning Obligations on Strategic Growth Sites	0 – Key Infrastructure secured pre and post monitoring period

Table 14 – Policy Targets for Securing New Infrastructure

Target	Output	Target Progress	Trigger for Action (Y/N)
<p>Strategic Growth Site 1 – Chelmsford Urban Area</p> <p>Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted masterplans and planning obligations secured through section 106 agreements</p>	<p>Infrastructure requirements have been revised and included within the Chelmer Waterside Development Framework document that was approved in October 2021.</p>	<p>Access works (Bow Bridge) opened Summer 2025.</p> <p>Planning permission granted for relocation of gas pressure station. Works commenced and will continue through 2025.</p> <p>Other Infrastructure – no change during monitoring period</p>	No
<p>Strategic Growth Site 2 – West Chelmsford</p> <p>Amount, type and phasing of key infrastructure in the IDP matches the</p>	<p>Masterplan referenced 18/00001/MAS was approved on 26 January 2021 and secures all the infrastructure requirements set out in the IDP with exception of</p>	<p>Completion of s.106 agreement is expected later in 2025.</p>	No

Target	Output	Target Progress	Trigger for Action (Y/N)
requirements in the adopted masterplans and planning obligations secured through section 106 agreements	dedicated bus link into Urban Area. Planning application (21/01545/OUT) has resolution to grant planning permission.		
Strategic Growth Site 3 – East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted masterplans and planning obligations secured through section 106 agreements	Masterplans referenced 20/00003/MAS and 21/00003/MAS were approved on 8 June 2021 and 16 November 2021 respectively and secure all the infrastructure requirements set out in the IDP. Applications 22/00916/FUL & OUT for sites 3b-3d submitted May 2022. Applications withdrawn 31st January 2025. Applications 22/01732/FUL & OUT for site 3a submitted October 2022. Full suite of updated drawings and documents submitted in November 2024. Applications still pending consideration. Infrastructure requirements expected to be delivered via S106 and conditions for the planning applications for East Chelmsford.	Sites 3b-3d being brought forward by a different developer (Barratt Homes) but still within the parameters of the approved masterplan. New application from Barratt Homes expected October 2025. Council continuing to engage with developer for the applications for Site 3a.	No

Target	Output	Target Progress	Trigger for Action (Y/N)
Strategic Growth Site 6 – North East of Chelmsford Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted masterplans and planning obligations secured through section 106 agreements	Infrastructure requirements will be identified within a bespoke IDP for the site. This document along with the masterplan and other associated documents for the Chelmsford Garden Community (Strategic Growth Site 6) were considered by the Chelmsford Policy Board on 19th December 2022 and Cabinet on 23rd January 2023; there is a resolution to approve subject to completion of the IDP and PFA. The documents are anticipated to be agreed in December 2025.	The bespoke IDP sets out the framework for infrastructure delivery, when this needs to be delivered, by whom and at what cost.	No
Strategic Growth Site 7 – Great Leighs Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted masterplans and planning obligations secured through section 106 agreements	Masterplan approved 28 February 2023 which secures all the infrastructure requirements set out in the IDP. Planning applications 21/02490/OUT, 21/02475/FUL, 23/01583/OUT, and 23/01583/FUL all have resolution to grant planning permission.	Completion of s.106 agreement is expected later in 2025	No
Strategic Growth Site 8 – North of Broomfield Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted masterplans and planning obligations	Masterplan referenced 20/00001/MAS was approved on 8 September 2020 and secures all the infrastructure requirements set out in the IDP. Following this, applications 20/02064/OUT and 21/00881/FUL (both approved	Planning Committee resolved in June 2023 to grant planning permission subject to a S106 agreement, conditions and the securing of a financial contribution as an Alternative	No

Target	Output	Target Progress	Trigger for Action (Y/N)
secured through section 106 agreements	subject to completion of S106 agreement) go into further detail regarding the access route; financial contributions required; early years, primary and secondary year provision; play equipment; and community centre to be provided.	Transport Strategy' in lieu of a Hospital Link Road. The Section 106 agreement draft is in its final stages of negotiation and is likely to be completed and planning permission issued by the end of the summer.	
Strategic Growth Site 10 – North of South Woodham Ferrers Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted masterplans and planning obligations secured through section 106 agreements	Masterplan referenced 20/00002/MAS was approved on 2 March 2021 and secures all the infrastructure requirements set out in the IDP. Application 21/01961/OUT (Countryside) was considered by the Planning Committee on 7th February 2023. The Committee resolved to grant planning permission subject to the conditions listed in the report and the completion of a s.106 agreement. Application 22/00311/OUT (Bellway) was considered by the Planning Committee on 18th April 2023. The Committee resolved to grant planning permission subject to the conditions listed in the report and the completion of a s.106 agreement. The two applications combined cover the masterplan area. Heads	Completion of both s.106 agreements is expected by late autumn. Applications for reserved matters will then follow.	No

Target	Output	Target Progress	Trigger for Action (Y/N)
	of terms have been agreed for both applications and work is currently taking place on the drafting of the s.106 agreements.		

Contingency / Actions

- 7.19 There is no contingency / action required at this stage against any of the policies relating to Securing New Infrastructure. An update Infrastructure Delivery Plan will be produced as part of the review of the Local Plan.

Securing Economic Growth



Requirements:

- 7.20 To meet employment growth forecasts, the Local Plan makes provision for 55,000 sqm of net additional business floorspace – specifically, Class B3 floorspace or other Sui Generis floorspace of a similar nature.
- 7.21 Existing Employment Areas and Rural Employment Areas identified are safeguarded for employment uses, unless reasonably demonstrated otherwise.
- 7.22 To meet identified retail need, the Local Plan makes provision for up to 13,400 sqm additional convenience retail floorspace in Chelmsford up to 2036.
- 7.23 Local Plan Policies seek to strengthen the varied roles and functions of the City Centre, Town Centre and Neighbourhood Centres. Primary and secondary retail frontages identified are safeguarded for primarily retail uses, unless criteria are met to demonstrate appropriateness otherwise.
- 7.24 The Spatial Strategy sets out the scale and distribution of new employment and retail development across Chelmsford during the Local Plan up to 2036.
- 7.25 New development allocations are focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford and South and East Chelmsford.
- 7.26 These requirements are principally set out in **Local Plan Policies**:
- S6 – Housing and Employment Requirements
 - S7 – The Spatial Strategy
 - S8 – Delivering Economic Growth
 - S12 – Role of the City, Town and Neighbourhood Centres
 - DM4 – Employment Areas and Rural Employment Areas
 - DM5 – Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors

Employment & Retail Baselines:

- 7.27 A baseline dataset across all Employment Areas was collected in 2019, whilst baseline datasets across all Rural Employment Areas and identified Retail Areas were not fully collected until Autumn 2021. This is because of the COVID-19 pandemic which meant that due to safety concerns, site visits to collect the data ceased in Spring 2020.
- 7.28 To remain consistent, the baseline datasets collected in 2021 have detailed uses as per the Use Class Order prior to the 2020 update. This approach has also enabled measurement against the adopted Local Plan policies.

Table 15 - Summary of the Employment Areas Baseline

Employment Area	Total Recorded Floorspace (sqm)	Proportion of Floorspace in Employment use	Predominant Use Class
1. Banters Lane	3,194	100%	B8 – storage and distribution
2. Drakes Lane	6,771	89.36%	B8 – storage and distribution
3. Regiment Business Park	6,687	72.32%	Sui generis
4. Boreham Industrial Estate	5,477	90.7%	B2 – general industrial
5. Colchester Road & Drovers Way	13,025	70.58%	Sui generis
6. Springfield Business Park	106,807	94.53%	B8 – storage and distribution
7. Chelmsford Business Park	30,898	98.25%	B1(a) – offices
8. Hedgerows Business Park	12,686	96.72%	B1(a) – offices
9. Dukes Park Industrial Estate	96,811	85.51%	B8 – storage and distribution
10. Ashby House & Hoffmans Way	8,749	51.36%	Unoccupied
11. Brook Street	7,431	100%	B2 – general industrial
12. Eastwood House	11,065	87.12%	B1(a) – offices
13. Kingsdale & Eckersley Road	5,749	67.1%	Mix of Classes A and D
14. Navigation Road	2,750	67.69%	B2 – general industrial

Employment Area	Total Recorded Floorspace (sqm)	Proportion of Floorspace in Employment use	Predominant Use Class
15. Coval Wells	10,621	48.01%	Unoccupied
16. Waterhouse Business Park	50,224	98.62%	Mix of B1-B8 use
17. Bilton Road	16,438	85.96%	Sui Generis
18. Waterhouse Business Centre	5,113	76.56%	B1(a) – offices
19. Widford Road	100,028	89.87%	B2 – general industrial
20. New London Road & Parkway	23,261	61.44%	B1(a) – offices
21. Beehive Business Centre	3,290	63.1%	Mix of Classes A and D
22. Beehive Lane Works	2,306	91.88%	B8 – storage and distribution
23. Royal British Legion	2,670	100%	B2 – general industrial
24. Church Street & The Bringeys	7,792	81.04%	B8 – storage and distribution
25. Chelmsford Office and Technology Park, and Essex Healthcare Park	22,456	44.95%	Unoccupied
26. Rignals Lane Industrial Park	6,412	93.32%	B8 – storage and distribution
27. Temple Wood Industrial Park	9,485	100%	Mix of B1-B8 use
28. East Hanningfield Industrial Estate	6,565	88.95%	Mix of B1-B8 use
29. Eastern Industrial Estate	29,290	91.72%	B2 – general industrial
30. Saltcoats Industrial Estate	19,124	96.04%	Mix of B1-B8 use
31. Western Industrial Estate	15,085	85.35%	B2 – general industrial
32. Mayphil industrial estate	5,802	74.79%	B8 – storage and distribution
Total across all areas	656,651	95.88%	B8 – storage and distribution

Table 16 - Summary of the Rural Employment Areas Baseline

Rural Employment Area	Total Recorded Floorspace (sqm)	Proportion of Floorspace in Employment use	Predominant Use Class
1. Ash Tree Farm	1,554	83.67%	B8 – storage and distribution
2. Boldings Hatch Farm	569	100%	B1(a) – offices
3. Boyton Hall Farm	5,899	83.66%	B8 – storage and distribution
4. Land Adjacent to Bumpstead's Cottage	653	89.86%	B8 – storage and distribution
5. Little Boyton Hall Farm	9,417	100%	B8 – storage and distribution
6. Oaklands Farm Estate	2,288	87.64%	B8 – storage and distribution
7. Old Park Farm Business Centre	2,000	91.12%	B1(a) – offices
8. Pillows Farm	604	86.69%	B1(a) – offices
9. Reeds Farm	4,110	76.1%	D2 – Assembly and Leisure
10. Runwell Hall Farm	4,008	90.67%	Mix of B1-B8 Use
11. Warner's Farm	992	74.09%	B8 – storage and distribution
12. The Warren Estate	3,000	88.14%	B8 – storage and distribution
13. Whitbreads Business Centre	520	82.91%	B1(a) – offices
14. White House Farm	1,383	54.93%	Unoccupied
15. Windsor Trading Estate	3,786	100%	Mix of B1-B8 Use
16. Woodlands	2,214	100%	B1(a) – offices
Total across all areas	42,998	89.52%	B8 – storage and distribution

Table 17 - Summary of the Retail Areas Baseline

Retail Area	Total Recorded Floorspace (sqm)	Proportion of Floorspace Class A1 use	Predominant Use Class
1. Chelmsford City Centre	168,610	42.43%	A1 – shops
2. South Woodham Ferrers Town Centre	18,180	60.23%	A1 – shops
3. Beaulieu Neighbourhood Centre	2,621	25.9%	D1/D2 – non-residential institutions & assembly and leisure
4. Chelmer Village Neighbourhood Centre	7,959	89.25%	A1 – shops
5. Gloucester Avenue	1,961	75.08%	A1 – shops
6. The Vineyards	5,412	50.68	A1 – shops
7. Newlands Spring	3,824	89.96%	A1 – shops
8. Warwick Parade & Hullbridge Road	2,277	65.53%	A1 – shops
9. Gandalf's Ride	503	28.56%	A4 – drinking establishments
10. Bodmin Road & Torquay Road	1,134	46.49%	A1 – shops
11. Byron Road	327	66.8%	A1 – shops
12. Corporation Road	283	64.63%	A1 – shops
13. Dorset Avenue	280	72.63%	A1 – shops
14. Forest Drive	601	60.7%	A1 – shops
15. Havengore	740	40.55%	A1 – shops
16. Hylands Parade	416	89.17%	A1 – shops
17. Kings Road	1,183	84.58%	A1 – shops
18. Meadgate Avenue	1,082	63.7%	A1 – shops
19. Melbourne Avenue	1,396	39.75%	A1 – shops
20. Meon Close	254	58.63%	A1 – shops
21. Robin Way	323	32.73%	A5 – hot food takeaways

Retail Area	Total Recorded Floorspace (sqm)	Proportion of Floorspace Class A1 use	Predominant Use Class
22. Sunrise Avenue	206	100%	A1 – shops
23. Trent Road	494	61.01%	A1 – shops
24. Waterhouse Lane	180	68.3%	A1 – shops
25. Broomfield Parade	1,681	42.41%	A1 – shops
26. Woodhall Parade	496	85.79%	A1 – shops
27. Clematis Tye Parade	522	69.65%	A1 – shops
28. Augustine Way, Bicknacre	185	100%	A1 – shops
29. The Larches, Boreham	435	85.53%	A1 – shops
30. Eves Corner, Danbury	2,810	54.14%	A1 – shops
31. Watchouse Road, Galleywood	763	58.67%	A1 – shops
32. Downham Road, Ramsden Heath	791	4.6%	A4 – drinking establishments
33. Mill Road, High Street & The Square, Stock	1,078	43.2%	A1 – shops
34. Long Brandocks, Writtle	406	86.94%	A1 – shops
35. The Green, Writtle	2,368	34.11%	A1 – shops
36. The Street, Roxwell	341	25.22%	A4 – drinking establishments
Total across all areas	231,761	47.7%	A1 – shops

7.29 The monitoring indicators below that are focussed on net employment and retail floorspace gained or lost have been calculated using the permissions granted across the monitoring period, as opposed to completions.

Key Indicators:

7.30 In the monitoring year 2024 to 2025 the following has occurred:

Table 18 – Key Indicators for Securing Economic Growth

Description	Output
Net additional employment floorspace permitted including by type	Class B1: 0 sqm Class B2: 60 sqm Class B8: 3,653 sqm Flexible and/or Mixed: 0 sqm Net gain of employment floorspace: 3,713 sqm
Loss of employment floorspace by type	Employment space has been lost to the following classes: Class A: 0 sqm Note that following the Use Class Order 2020 Amendments, certain retail (former Class A uses) and employment (certain Class B uses are interchangeable without requiring permission), the figure above is solely based upon permissions granted. Class C: 2,600 sqm Other*: 4,235 sqm (*including Sui Generis, demolition without replacement, and unspecified uses) Total employment floorspace lost - 6,835 sqm
Employment land availability by type	The baselines for all allocated Employment Areas and Rural Employment Areas, detailed within the tables above, provide a representation of the amount of land in employment use. In the monitoring year, planning permission has been granted the following floorspace for each class B use: Class B1: 0 sqm Class B2: 60 sqm Class B8: 3,653 sqm Flexible and/or Mixed: 0 sqm Total employment floorspace lost in monitoring year: -3,122 sqm

Description	Output
Net gain and/or loss of allocated Employment Areas from and/or for non-employment uses	1,140 sqm employment floorspace gained in employment areas. 2,381 sqm employment floorspace lost in employment areas. Total loss - 1,241 sqm of employment uses in employment areas during monitoring year.
Amount of different types of uses permitted on ground floors within primary frontages in Chelmsford City Centre & South Woodham Ferrers Town Centre	Class E1: 0 sqm Class E2: 0 sqm Class E3: 0 sqm Sue Generis: 0 sqm No loss or gain in monitoring year. Note that following the Use Class Order 2020 Amendments, certain retail (former Class A uses) and employment (certain Class B uses) are interchangeable without requiring permission
Amount of different types of uses permitted on ground floors within secondary frontages in Chelmsford City Centre & South Woodham Ferrers Town Centre	No permissions granted in the monitoring period
Amount of different types of uses permitted on ground floors within secondary shopping frontages outside of the Primary Shopping Area	Class E1: 43 sqm
Amount of different types of uses permitted on ground floors within Neighbourhood Centres	No permissions granted in the monitoring period

7.31 A summary of the targets that these policies strive for is detailed below in Table 19.

Table 19 – Policy Targets for Securing Economic Growth

Target	Output	Target Progress	Trigger for Action (Y/N)
55,000 sqm of net new employment floorspace by 2036	3,122 sqm Class B floorspace lost through permissions granted in the monitoring year	Have not yet received applications on the proposed employment floorspace as set out within the Local Plan allocations.	No

Target	Output	Target Progress	Trigger for Action
Up to 13,400 sqm of additional convenience retail floorspace by 2036	No net gain in monitoring year	2,228 sqm convenience retail store in Growth Area 2 previously completed. Yet to receive other applications on the proposed retail floorspace as set out within the Local Plan allocations	No
No loss of allocated employment areas for non-employment uses	Loss of 1,241 sqm B use class in employment areas within monitoring year.	Loss relates mainly to one application where B use class was changed to Sui Generis (in this case car dealership) which is still a commercial use.	No
80% of ground floor primary retail frontage in Class A1 uses in Chelmsford City Centre and South Woodham Ferrers Town Centre	No loss through permissions granted within monitoring year	Baseline data identifies 67.07% as A1 use	N/A
60% of ground floor secondary retail frontage in Class A1 in Chelmsford City Centre and South Woodham Ferrers Town Centre	No loss through permissions granted within monitoring year	Baseline data identifies 42.81% as A1 use	N/A
60% of ground floor secondary retail frontage in Class A1 uses outside of the Primary Shopping Areas	No loss through permissions granted within monitoring year	Baseline data identifies 26.58% as A1 use	N/A
80% of ground floor primary retail frontage in Class A1 uses in Neighbourhood Centres	No loss through permissions granted within monitoring year	Beaulieu, Gloucester Avenue and The Vineyards are identified within the baseline data to have less than 80% Class A1 use.	No
Growth Area 1 – 9,000sqm office and business and up to 11,500sqm food retail	N/A	Awaiting planning applications	No
Growth Area 2 – 45,000 sqm office and business	N/A	Applications pending	No
Growth Area 3 – 1,000 sqm office and business and 1,900 food retail	N/A	Applications pending	No

Contingency / Actions

- 7.32 In light of the 2020 amendment of the Use Class Order that saw Classes A and B1 revoked and the creation of Class E that now encompasses these uses, a policy review is necessary in due course to revise the approach of protecting retail and employment uses across the administrative area.
- 7.33 Changes to the Use Classes Order, has resulted in some fundamental changes to the demand and functionality of these facilities which is being examined in the review of the Local Plan. The review is being supported by an updated employment evidence base.
- 7.34 The Council will continue to monitor permissions received for new retail or employment use or change of use.

Protecting the Countryside



Requirements:

- 7.35 Sustainable development needs to be balanced against the loss of the best and most versatile agricultural land. The Local Plan anticipates that identified development will result in a loss of approximately 2.5% of the total Grade 2 agricultural land within the administrative area and 2.2% of the total Grade 3 agricultural land.
- 7.36 The need for development in the countryside must be balanced against any adverse impact on the different roles and character of the countryside.
- 7.37 The Local Plan specifies strict conditions for development – whether new, change of use, infilling or extensions – to be allowed within the Green Belt, Green Wedge and Rural Areas. Policies regarding these designations aim to support thriving rural communities and open up green networks whilst ensuring a level of safeguarding against urban sprawl, and any adverse impact to the character and appearance of these areas.
- 7.38 These requirements are principally set out in **Local Plan Policies**:
- S4 – Conserving and Enhancing the Natural Environment
 - S7 – The Spatial Strategy
 - S11 – The Role of the Countryside
 - DM6 – New Buildings within the Green Belt
 - DM7 – New Buildings and Structures in the Green Wedge
 - DM8 – New Buildings and Structures in the Rural Area
 - DM9 – Infilling in the Green Belt, Green Wedge and Rural Area
 - DM10 – Change of Use (Land and Buildings) and Engineering Operations
 - DM11 – Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area
 - DM12 – Rural and Agricultural/Forestry Workers' Dwellings

Key Indicators:

- 7.39 The majority of these policies are monitored through analysis of appeal decisions which is commented upon in Section 8. The remaining key indicators, targets and output observed through the monitoring year 2024 to 2025 are listed below in Tables 20 and 21.

Table 20 – Remaining Key Indicators for Protecting the Countryside

Description	Output
Planning permission for windfall sites where part of the site is Grade 3a or above and is in agricultural use	0
Area of Grade 3a or above agricultural land lost to agricultural use as a result of all development	0

Table 21 – Targets and Progress for Protecting the Countryside

Target	Output	Target Progress	Trigger for Action (Y/N)
Area of Grade 3a or above agricultural land lost from windfall development remains less than or equal to 3% of the total Grade 3a land or above in Chelmsford as at the beginning of the Local Plan period (excluding allocated sites)	No change	No change	No
All permissions granted for development are in accordance with the policy (in relation to Policies DM6, DM7, DM8, DM9, DM10, DM11 and DM12)	Combined total of 5 appeals	Refer to Section 8 – Appeal Decisions	No

Contingency / Actions

- 7.40 There is no contingency / action required at this stage against any of the policies relating to protecting the countryside.

Protecting the Historic Environment



Requirements:

- 7.41 The historic environment makes a positive contribution to the character and distinctiveness of Chelmsford through its diversity and quality of heritage assets. The Local Plan sets out the Council's aims to conserve and enhance the historic environment through designation and review of Conservation Areas; preservation and enrichment of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens; and maintenance of the Heritage at Risk Register and Local Buildings at Risk Register.
- 7.42 In determining applications, the impact of a proposal on the significance of Designated and Non-Designated Heritage Assets and any harm to these assets that may occur is balanced against the perceived benefits of the scheme. Account is also taken for any archaeological importance on the proposal site, and where possible, an approach will be taken to protect, preserve and/or enhance these features.
- 7.43 These requirements are set out in **Local Plan Policies**:
- S3 – Conserving and Enhancing the Historic Environment
 - DM13 – Designated Heritage Assets
 - DM14 – Non-Designated Heritage Asset
 - DM15 – Archaeology

Key Indicators:

- 7.44 The majority of these policies are monitored through analysis of appeal decisions which is commented upon in Section 8. The remaining key indicators, targets and output observed through the monitoring year 2024 to 2025 are listed below in tables 22 and 23.

Table 22 - Remaining Key Indicators for Protecting the Historic Environment

Description	Output
Number of Conservation Area Appraisals and Management Plans completed	1
Number of Parishes assessed for the Register of Buildings of Local Value	3
Number of sites and buildings added to National Heritage at Risk Register	1
Number of sites and buildings removed from the National Heritage at Risk Register	1
Number of sites and buildings added to the local Buildings at Risk Register	1
Number of sites and buildings removed from the local Buildings at Risk Register	1

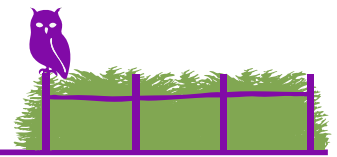
Table 23 – Targets and Progress for Protecting the Historic Environment

Target	Output	Target Progress	Trigger for Action (Y/N)
Completion of two Conservation Area Appraisals and Management Plans each year	Not achieved 2024/25	Due to staff resourcing it has not been possible to complete the appraisals as the focus of the Heritage Officer has been dealing with planning applications, pre application advice, appeals, allocated sites and strategic proposals.	Yes
Completion of two Parish assessments for the Register of Buildings of Local Value per year	Achieved 2024/25	On track	Yes
Production of the National Heritage at Risk Register annually	Achieved 2024/25	On track	No
Production of a local Buildings at Risk Register annually	Achieved 2024/25	On track	No
Removal of two sites or buildings per annum from the local Buildings at Risk Register	Not Achieved 2024/25	Due to staff resourcing, funding, ownership and market constraints it has not been possible to achieve this target.	Yes
All permissions granted for development are in accordance with the policy (in relation to Policies DM13, DM14 and DM15)	14 appeals	Refer to Section 8 – Appeal Decisions	No

Contingency / Actions

- 7.45 Although there has been limited progress on the annual Conservation Area Appraisals and the removal of two sites or buildings from the local buildings at risk register for the reasons given, other targets have been met. The Council's Principal Heritage Officer continues to provide expert advice regarding planning applications within the City's Conservation Areas and to Listed Buildings.

Protecting the Natural Environment



Requirements:

- 7.46 The Local Plan sets out the need to address climate change and move towards a lower carbon future for Chelmsford through sustainable development. New development should not create or worsen flood risks either in the vicinity of development or elsewhere. Development permitted within areas of flood risk are also required to provide appropriate mitigation/management measures.
- 7.47 Development must not result in the unacceptable harm to the health of a preserved tree, trees in a Conservation Area or Registered Park and Garden, preserved woodlands, ancient woodlands, or any other landscape features of importance to the character/appearance of the area.
- 7.48 The Council have a duty to protect sites of international, national, regional, and local nature conservation importance. Where appropriate, contribution from developers is secured for mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS).
- 7.49 The Local Plan sets out the Council's aspirations to implement a green infrastructure network and encourage city greening and the incorporation of multifunctional greenspace to provide for biodiversity, recreation, and sustainable transport.
- 7.50 New development should minimise pollution of the natural environment through the use of sustainable drainage systems (SuDS). The provision of renewable and low carbon energy schemes is encouraged so long as there are no unacceptable levels of harm to residential living environments, historic environments, natural environments, the character of the area, or highways safety.
- 7.51 These requirements are set out in **Local Plan Policies**:
- S2 – Addressing Climate Change and Flood Risk
 - S4 – Conserving and Enhancing the Natural Environment
 - DM16 – Ecology and Biodiversity
 - DM17 – Trees, Woodland and Landscape Features
 - DM18 – Flooding/SuDS
 - DM19 – Renewable and Low Carbon Energy

Key Indicators:

- 7.52 All of these policies are monitored through analysis of appeal decisions which is commented upon in section 8.

7.53 A summary of the targets that these policies strive for is detailed below in Table 24.

Table 24 – Targets and Progress for Protecting the Natural Environment

Target	Output	Target Progress	Trigger for Action (Y/N)
All permissions granted for development are in accordance with the policy (in relation to Policies DM16, DM17, DM18 and DM19)	Combined total of 2 appeals	Refer to Section 8 – Appeal Decisions	No

Contingency / Actions

7.54 There is no contingency / action required at this stage against any of the policies relating to protecting the natural environment.

Delivering and Protecting Community Facilities



Requirements:

- 7.55 Community assets are an important part of the fabric of communities and include the provision of health, education, social, sports and leisure, parks and green space, arts and cultural facilities. The Local Plan sets out the importance of community assets in providing sustainable development and the need to ensure that existing assets are protected and/or enhanced, as appropriate.
- 7.56 These requirements are set out in **Local Plan Policies**:
- S5 – Protecting and Enhancing Community Assets
 - DM20 – Delivering Community Facilities
 - DM21 – Protecting Community Facilities
 - DM22 – Education Establishments

Key Indicators:

- 7.57 All of these policies are monitored through analysis of appeal decisions which is commented upon in Section 8.
- 7.58 A summary of the targets that these policies strive for is detailed below in Table 25.

Table 25 - Targets and Progress for Delivering and Protecting Community Facilities

Target	Output	Target Progress	Trigger for Action (Y/N)
All permissions granted for development are in accordance with the policy (in relation to Policies DM20, DM21 and DM22)	0 appeals	Refer to Section 8 – Appeal Decisions	No

Contingency / Actions

- 7.59 There is no contingency / action required at this stage against any of the policies relating to delivering and protecting community facilities.

Making Places



Requirements:

- 7.60 New development is to be of a high quality, attractive, safe and well-connected; make efficient use of resources and addressing climate change; and improve residents' quality of life, health and well-being. Through planning policies and proposals that shape future development, the Council seek to mitigate and adapt to climate change.
- 7.61 New dwellings shall meet the Building Regulations optional requirement for water efficiency of 110 litres per person per day.
- 7.62 Residential development is to provide Electric Vehicle (EV) charging points at the rate of 1 charging point per dwelling and/or 1 charging point per 10 spaces where off-road parking is unallocated, whilst non-residential development is to provide EV charging points equivalent to 10% of the total parking provision.
- 7.63 All new non-residential buildings with a floor area exceeding 500sqm shall achieve a minimum BREEAM rating of 'Very Good'.
- 7.64 All new residential development must adhere to established standards regarding privacy and quality of the living environment, private amenity space, natural light, open space, internal space, and recycling and waste.
- 7.65 Evidence is required from applicants where planning proposals do not adhere to the vehicle parking standards set out within the Essex Parking Standards – Design and Good Practice (2009).
- 7.66 All permissions granted for new buildings above 5 storeys or above 16m high are in accordance with the policy specification regarding location, scale, frontage, visibility, architectural quality and design, context, impact upon microclimates, public realm enhancement, security, and accessibility.
- 7.67 These requirements are set out in **Local Plan Policies:**
- S2 – Addressing Climate Change and Flood Risk
 - DM23 – High Quality and Inclusive Design
 - DM24 – Design and Place Shaping Principles in Major Development
 - DM25 – Sustainable Buildings
 - DM26 – Design Specification for Dwellings
 - DM27 – Parking Standards
 - DM28 – Tall Buildings

7.68 The majority of these policies are monitored through analysis of appeal decisions which is commented upon in Section 8. The remaining key indicators observed through the monitoring year 2024 to 2025 are listed below in Table 26.

Table 26 – Key Indicators for Making Places

Description	Output
Number of non-residential buildings with a floor area in excess of 500sqm achieving a minimum BREEAM rating of 'Very Good'*	2
Number of dwellings not achieving Building Regulations optional requirement for water efficiency of 110 litres/person/day	0
Number of EV charging points for new residential dwellings	161 approved; 149 from net new dwellings and 12 from replacement dwelling approvals.
Percentage of EV charging points for non-residential buildings	4 applications approving total of 9 EV charging points. All meeting target to provide charging points equivalent to 10% parking provision.
Number of dwellings achieving the Nationally Described Space Standards	323

* See Table 27

7.69 Note that the indicators above are better monitored through permissions data rather than completions to provide an accurate overview, especially where larger phased sites provide completions over more than one monitoring year.

7.70 A summary of the targets that these policies strive to achieve is detailed below in Table 27.

Table 27 – Policy Targets for Making Places

Target	Output	Target Progress	Trigger for Action (Y/N)
All new non-residential buildings with a floor area in excess of 500sqm achieve a minimum BREEAM rating of 'Very Good'	Achieved in year 2024/25	On track	No
All new dwellings should meet the Building Regulations optional requirement for water efficiency of 110 litres/person/day	72 applicable applications	On track	No

Target	Output	Target Progress	Trigger for Action (Y/N)
Residential development should provide EV charging point infrastructure at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is unallocated)	161 applicable dwellings, condition applied to all	On track	No
Non-residential development should provide charging points equivalent to 10% of the total parking provision	Achieved in year 2024/25	On track	No
All new dwellings achieve the Nationally Described Space Standards	Achieved in year 2024/25	On track	No
All permissions granted for new development are in accordance with the policy (in relation to Policies DM23, DM24, DM26, DM27 and DM28)	Combined total of 12 appeals	Refer to Section 8 - Appeal Decisions	No

Contingency / Actions

7.71 There is no direct contingency / action required at this stage against any of the specific policies relating to Making Places.

Protecting Living and Working Environments



Requirements:

- 7.72 An essential part of high-quality design is to safeguard the living and working environments of existing and future residents. Developments should not be overbearing or overshadowing; should be compatible with existing/neighbouring uses; and should avoid unacceptable levels of polluting emissions. Additional considerations are required for proposals on/near hazardous substance sites or Air Quality Management Areas
- 7.73 These requirements are set out in **Local Plan Policies**:
- DM29 – Protecting Living and Working Environments
 - DM30 – Contamination and Pollution

Key Indicators:

- 7.74 All of these policies are monitored through analysis of appeal decisions which is commented upon in Section 8.
- 7.75 A summary of the targets that these policies strive for is detailed below in Table 28.

Table 28 - Policy Targets for Protecting Living and Working Environments

Target	Output	Target Progress	Trigger for Action (Y/N)
All permissions granted for development are in accordance with the policy (in relation to Policies DM29 and DM30)	Combined total of 2 appeals	Refer to Section 8 – Appeal Decisions	No

Contingency / Actions

- 7.76 There is no contingency / action required at this stage against any of the policies relating to protecting living and working environments. It should be noted that at a cabinet meeting in January 2024, both the Air Quality Management Areas (AQMA) for Chelmsford were revoked, so section B of policy DM30 is no longer applicable.

Section 8

Appeals Monitoring

Monitoring of Policies - Appeal Decisions

- 8.1 Planning appeals are conducted by the Planning Inspectorate, an independent national body which is separate from the Council. An applicant whose planning application has been refused by the Council has the right to make an appeal to the Inspectorate within six months of the application decision date.
- 8.2 Between 1 April 2024 and 31 March 2025, 106 appeals have been determined. Of these, 77 were dismissed (73%) and 29 were allowed (27%).
- 8.3 All appeals that are allowed by the Planning Inspectorate are reviewed on a quarterly basis to ensure all policies are regularly monitored.
- 8.4 Within the Monitoring Framework of the Local Plan several policies are monitored specifically by appeal decisions only. For these policies the trigger for action applies where 2 or more appeals are allowed by the Planning Inspectorate.
- 8.5 A breakdown of the policies monitored by appeals and any applicable appeal decisions are listed below in Table 29. It should be noted that one appeal decision can make reference to more than one policy.

Table 29 - Policies Monitored by Appeals

Local Plan Policy	Number of Appeals Allowed	Trigger/Action Required
DM2 – Affordable Housing and Rural Exception Sites	0	No
DM6 – New Buildings in the Green Belt	3	Appeals did not criticise the wording of the policy and were allowed based simply on a judgement difference. No action required.
DM7 – New Buildings and Structures in the Green Wedge	0	No
DM8 – New Buildings and Structures in the Rural Area	0	No

Local Plan Policy	Number of Appeals Allowed	Trigger/Action Required
DM9 – Infilling in the Green Belt, Green Wedge and Rural Area	0	No
DM10 – Change of Use (Land and Buildings) and Engineering Operations	4	Appeals did not criticise the wording of the policy and were allowed based simply on a judgement difference. No action required.
DM11 – Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area	1	No
DM12 – Rural and Agricultural/Forestry Workers' Dwellings	0	No
DM13 – Designated Heritage Assets	7	Appeals did not criticise the wording of the policy and were allowed based simply on a judgement difference. No action required.
DM14 – Non-Designated Heritage Assets	7	Appeals did not criticise the wording of the policy and were allowed based simply on a judgement difference. No action required.
DM15 - Archaeology	0	No
DM16 – Ecology and Biodiversity	0	No
DM17 – Trees, Woodland and Landscape Features	1	No
DM18 – Flooding/SuDS	0	No
DM19 – Renewable and Low Carbon Energy	1	No
DM20 - Delivering Community Facilities	0	No
DM21 – Protecting Community Facilities	0	No
Policy DM22 – Education Establishments	0	No
DM23 - High Quality and Inclusive Design	11	Appeals did not criticise the wording of the policy and were allowed based simply on a judgement difference. No action required.

Local Plan Policy	Number of Appeals Allowed	Trigger/Action Required
DM24 – Design and Place Shaping Principles in Major Developments	0	No
DM26 – Design Specification for Dwellings	0	No
DM27 – Parking Standards	1	No
DM28 - Tall Buildings	0	No
DM29 – Protecting Living and Working Environments	2	Appeals did not criticise the wording of the policy and were allowed based simply on a judgement difference. No action required.
DM30 – Contamination and Pollution	0	No

Appendix 1

Local Plan Monitoring Framework



Table 6 : Monitoring Framework

Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Act
Strategic Policy S1 - Spatial Principles	All	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S2 - Addressing Climate Change and Flood Risk	1,5	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S3 - Conserving and Enhancing the Historic Environment	1, 7	<p>Number of Conservation Area Appraisals and Management Plans completed</p> <p>Number of Parishes assessed for the Register of Buildings of Local Value</p> <p>Number of sites and buildings added to National Heritage at Risk Register</p> <p>Number of sites and buildings removed</p>	<p>Completion of two Conservation Area Appraisals and Management Plans per year.</p> <p>Completion of two Parish assessments for the Register of Buildings of Local Value per year.</p> <p>Production of the National Heritage at Risk Register annually.</p> <p>Production of a local</p>	<p>(1) Failure to complete two Conservation Area Appraisals and Management Plans each year.</p> <p>(2) Failure to complete two Parish assessments for the Register of Buildings of Local Value each year.</p> <p>(3) Failure to remove two sites or buildings from the updated local Buildings at Risk Register each year.</p>	<p>(1 - 3) Consider how the Council can contribute to measures to improve the protection and enhancement of the character and setting of Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens.</p> <p>(1 - 3) Consider how the Council can contribute to measures to improve the protection of significant non-designated heritage assets.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
		<p>from the National Heritage at Risk Register</p> <p>Number of sites and buildings added to the local Buildings at Risk Register</p> <p>Number of sites and buildings removed from the local Buildings at Risk Register</p>	<p>Buildings at Risk Register annually.</p> <p>Removal of two sites or buildings per annum from the local Buildings at Risk Register.</p>		<p>(3) Consider how the Council can contribute to measures to improve the condition of the “at risk” heritage assets.</p> <p>(1 - 3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
Strategic Policy S4 - Conserving and Enhancing the Natural Environment	I, 6, 7	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S5 - Protecting and Enhancing Community Assets	I, 6	Covered by other indicators within the monitoring framework	-	-	-



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Strategic Policy S6 - Housing and Employment Requirements	1, 3	<p>Number of net new dwellings</p> <p>Number of net new Gypsy and Traveller pitches</p> <p>Number of net new Travelling Showpeople plots</p> <p>Net additional employment floorspace completed including by type</p>	<p>805 net new dwellings per annum.</p> <p>21,872 net new dwellings by 2036.</p> <p>9 net new Gypsy and Traveller pitches by 2036.</p> <p>24 net new Travelling Showpeople plots by 2036.</p> <p>55,000sqm of net new employment floorspace by 2036.</p> <p>Up to 13,400sqm of additional convenience retail floorspace by 2036.</p>	<p>(1) Failure to deliver 95% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test.</p> <p>(2) Failure to deliver 85% of the number of net new homes required over a 3-year rolling period as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test.</p> <p>(3) Failure to deliver 75% of the number of net new homes required over a 3-year rolling period (when the transitional arrangement has ended) as published annually by the Ministry for Housing, Communities and Local Government in the Housing Delivery Test.</p>	<p>(1 & 2) Publish an Action Plan setting out key reasons for the situation and actions the Council and other parties need to take.</p> <p>(2) Plan for a 20% buffer on the Council's five year housing land supply, if necessary by bringing additional sites forward into the supply.</p> <p>(3) Instigate a full or focused formal review of the Local Plan.</p> <p>(4) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers.</p> <p>(5) Refreshing the SHELAA to identify potentially suitable and available plots for Travelling Showpeople.</p> <p>(6) Refreshing the SHELAA to identify potentially</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				<p>Government in the Housing Delivery Test.</p> <p>(4) Failure to deliver the 9 net new Gypsy and Traveller pitches in accordance with the Local Plan Trajectory.</p> <p>(5) Failure to deliver 24 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory.</p> <p>(6) Failure to deliver 55,000 sqm of net new employment floorspace in accordance with the Local Plan Trajectory.</p> <p>(7) Failure to deliver up to 11,500 sqm of additional convenience retail floorspace within the City Centre or Designated Centres within the Chelmsford Urban Area in accordance with the Local Plan Trajectory.</p>	<p>suitable and available employment floorspace.</p> <p>(7 & 8) Refreshing the SHELAA to identify potentially suitable and available convenience retail floorspace.</p> <p>(2 - 8) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				(8) Failure to deliver 1,900 sqm of additional convenience retail floorspace at South Woodham Ferrers in accordance with the Local Plan Trajectory.	
Strategic Policy S7 - The Spatial Strategy	1, 3, 5, 6, 7, 8, 9	Number of Masterplans approved by the Council Planning Permissions granted for Strategic Growth Sites Planning permissions for windfall sites where part of the site is Grade 3a or above and is in agricultural use Area of Grade 3a or above agricultural land lost to agricultural use as a result of all development	<u>Growth Area 1:</u> Net new homes – 3,619 Travelling Showpeople Plots – 5 Office and Business sqm – 9,000 Food Retail sqm – up to 11,500 <u>Growth Area 2:</u> Net new homes – 4,793 Travelling Showpeople Plots -	(1) Growth Area 1 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory. (2) Growth Area 2 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory. (3) Growth Area 3 is not delivering net new homes, Travelling Showpeople plots, office and business and food retail as set out in the Local Plan Trajectory.	(1, 2 & 3) Consider the reasons for any imbalance in delivery compared to the targets and whether there are any obstacles to delivery affecting sites and / or particular forms of development on particular sites in particular locations. (1, 2 & 3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13. (4) Review the Windfall Allowance from 2021



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			<p>14</p> <p>Gypsy and Traveller Pitches – 10</p> <p>Office and Business sqm – 45,000</p> <p><u>Growth Area 3:</u></p> <p>Net new homes – 1,167</p> <p>Travelling Showpeople Plots – 5</p> <p>Office sqm – 1,000</p> <p>Food retail sqm – 1,900</p> <p><u>Growth Areas 1 – 3:</u></p> <p>Windfall Allowance 2021-2036 – 1,200</p>	<p>(4) Windfall allowance for years 1 – 5 in Local Plan Trajectory falls below 100 dwellings in any given year.</p> <p>(5) Area of Grade 3a or above agricultural land lost from windfall development exceeds 3% of the total Grade 3 land or above in Chelmsford as at the beginning of the Local Plan period (excluding allocated sites).</p>	<p>onwards.</p> <p>(5) Consider how the Council can contribute to measures to prevent the loss of Grade 3a or above land in agricultural use.</p> <p>(1 - 5) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
Strategic Policy S8 - Delivering Economic Growth	1, 3	Covered by other indicators within the monitoring framework	-	-	-



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Strategic Policy S9 - Infrastructure Requirements	I, 5, 6	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S10 - Securing Infrastructure and Impact Mitigation	I, 3, 5, 6	<p>Infrastructure phasing for the Strategic Growth Sites in the IDP</p> <p>Key infrastructure identified in adopted Masterplans on Strategic Growth Sites</p> <p>Planning Permissions granted on Strategic Growth Sites</p> <p>Key infrastructure secured through Planning Obligations on Strategic Growth sites</p>	<p>(1) Strategic Growth Sites 1 Chelmsford Urban Area</p> <p>Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p> <p>(2) Strategic Growth Site 2 West Chelmsford</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(3) Strategic Growth Sites 3 East of Chelmsford</p> <p>Amount, type and phasing of key infrastructure in the IDP matches the requirements in the</p>	<p>(1) Strategic Growth Sites 1 Chelmsford Urban Area</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(2) Strategic Growth Site 2 West Chelmsford</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(3) Strategic Growth Sites 3 East of Chelmsford</p> <p>Amount, type and phasing of key infrastructure in</p>	<p>(1 - 3) Consider the reasons for any imbalance in the type and timing of key infrastructure delivery and whether there are any obstacles to delivery of infrastructure requirement on particular sites / in particular locations.</p> <p>(1 - 3) Consider whether the Policy requirement itself needs to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			<p>adopted Masterplans and planning obligations secured through section 106 agreements.</p> <p>(3) Strategic Growth Site 3 East of Chelmsford</p> <p>Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p> <p>(4) Strategic Growth Site 6 North East of Chelmsford</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(5) Strategic Growth Sites 7 Great Leighs</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(6) Strategic Growth Site 8 North of Broomfield</p> <p>Amount, type and phasing of key infrastructure in</p>	<p>adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(4) Strategic Growth Site 6 North East Chelmsford</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(5) Strategic Growth Sites 7 Great Leighs</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(6) Strategic Growth Site 8 North of Broomfield</p> <p>Amount, type and phasing of key infrastructure in</p>	



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			<p>requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p> <p>(5) Strategic Growth Site 7 Great Leighs</p> <p>Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p> <p>(6) Strategic Growth Site 8 North of Broomfield</p> <p>Amount, type and phasing of key infrastructure in the IDP matches the</p>	<p>adopted Masterplans and planning obligations do not match the requirements in the IDP.</p> <p>(7) Strategic Growth Site 10 North of South Woodham Ferrers</p> <p>Amount, type and phasing of key infrastructure in adopted Masterplans and planning obligations do not match the requirements in the IDP.</p>	



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			<p>requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p> <p>(7) Strategic Growth Site 10 North of South Woodham Ferrers</p> <p>Amount, type and phasing of key infrastructure in the IDP matches the requirements in the adopted Masterplans and planning obligations secured through section 106 agreements.</p>		
Strategic Policy S11 - The Role of the Countryside	1, 7	Covered by other indicators within the monitoring framework	-	-	-



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Strategic Policy S12 - Role of City, Town and Neighbourhood Centres	I, 8, 9	Covered by other indicators within the monitoring framework	-	-	-
Strategic Policy S13 - Monitoring and Review	I	Covered by other indicators within the monitoring framework	-	-	-
Policy DMI - Size and Type of Housing	6	<p>Net additional dwellings completed by size and type</p> <p>Number of new dwellings on developments of 10 or more dwellings not achieving M4(2) of the Building Regulations 2015</p> <p>Number of new affordable dwellings on developments of 30 or more dwellings achieving M4(3) of the Building</p>	<p>Within all developments of 10 or more dwellings, provision of an appropriate mix of dwelling types and sizes that contribute to current and future housing needs and create mixed communities.</p> <p>Within all developments of 10 or more dwellings, 50% of the dwellings to be constructed to meet requirement</p>	<p>(1) Cumulative mix of dwelling types and sizes on developments of 10 or more dwellings varies by more than 15% for each indicative size set out in the Reasoned Justification for Policy DMI.</p> <p>(2) 20% of all dwellings on developments of 10 or more dwellings do not meet requirement M4(2) of the Building Regulations 2015</p> <p>(3) Less than 3% of new affordable dwellings on</p>	<p>(1 – 5) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1 - 5) Identify any consistent factors contributing towards triggers and consider if these can be overcome.</p> <p>(1 - 5) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
		<p>Regulations 2015</p> <p>Number of self-build homes achieved on developments of more than 100 dwellings</p> <p>Number and type of Specialist Residential Accommodation achieved on developments of more than 100 dwellings</p>	<p>M4(2) of the Building Regulations 2015.</p> <p>On developments of 30 or more dwellings, 5% of new affordable dwellings should be built to meet requirement M4(3) of the Building Regulations 2015.</p> <p>On developments of more than 100 dwellings, 5% self-build homes to be delivered.</p> <p>On developments of more than 100 dwellings, an appropriate provisions of Specialist Residential Accommodation to be achieved.</p>	<p>developments of 30 or more dwellings are being built to meet requirement M4(3) of the Building Regulations 2015.</p> <p>(4) Less than 3% of self-build homes are being delivered on developments of more than 100 dwellings.</p> <p>(5) On more than 5 (cumulative) developments of more than 100 dwellings there is no provision of Specialist Residential Accommodation.</p>	
Policy DM2 - Affordable	6	Net affordable housing completions	To achieve 35% of affordable homes on	(1) 20% of threshold sites are achieving less than 35%	(1 – 2) Consider the circumstances of the



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Housing and Rural Exception Sites		on threshold sites Appeal Decisions	threshold sites. Not to exceed 50% of market housing on rural exception sites.	affordable homes. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural exception sites containing more than 50% market housing.	permissions that have led to the trigger. (1 - 2) Identify any consistent factors contributing towards triggers and consider if these can be overcome. (1 – 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM3 - Gypsy, Traveller and Travelling Showpeople Sites	6	Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved and completed Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to	To achieve 9 new Gypsy and Traveller pitches and 24 new Travelling Showpeople plots by 2036. No net loss of pitches or plots.	(1) Failure to deliver 9 net new Gypsy and Traveller pitches in accordance with the Local Plan Trajectory. (2) Failure to deliver 24 net new Travelling Showpeople plots in accordance with the Local Plan Trajectory. (3) Net loss of pitches or plots.	(1) Refreshing the SHELAA to identify potentially suitable and available pitches for Gypsy and Travellers. (2) Refreshing the SHELAA to identify potentially suitable and available plots for Travelling Showpeople. (1 – 3) Consider whether the Policy requirements



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
		other uses			need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM4 - Employment Areas and Rural Employment Areas	8	Employment land availability by type Loss of allocated Employment Areas for non-employment uses Loss of employment floorspace by type	No loss of allocated employment areas for non-employment uses.	(1) 20% loss of Class B uses floorspace and failure to provide sui-generis uses of a similar employment nature within Employment Areas and Rural Employment Areas.	(1) Consider the circumstances of the permissions that have led to the trigger. (1) Refreshing the SHELAA to identify potentially replaceable suitable and available employment floorspace. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM5 - Primary and Secondary frontages in Chelmsford City	4, 6, 8	Amount of different types of uses permitted on ground floors within primary frontages in	80% of ground floor primary retail frontage in Class A1 uses in Chelmsford City Centre and	(1) 20% reduction in primary ground floor retail frontage in A1 uses (from the 2020 baseline) in Chelmsford City Centre or	(1 - 4) Consider the circumstances of the permissions that have led to the trigger point being reached and carry out an



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Centre & South Woodham Ferrers, Neighbourhood Centres and upper floors		<p>Chelmsford City Centre & South Woodham Ferrers Town Centre as shown on the Policies Map</p> <p>Amount of different types of uses permitted on ground floors within secondary frontages in Chelmsford City Centre & South Woodham Ferrers Town Centre as shown on the Policies Map</p> <p>Amount of different types of uses permitted on ground floors within secondary shopping frontages outside of the Primary Shopping Area as shown on the Policies Map</p>	<p>South Woodham Ferrers Town Centre.</p> <p>60% of ground floor secondary retail frontage in Class A1 uses in Chelmsford City Centre and South Woodham Ferrers Town Centre.</p> <p>60% of ground floor secondary retail frontage in Class A1 uses outside of the Primary Shopping Areas.</p> <p>80% of ground floor primary retail frontage in Class A1 uses in Neighbourhood Centres.</p>	<p>South Woodham Ferrers Town Centre.</p> <p>(2) 20% reduction in secondary ground floor retail frontage in Class A1 uses (from the 2020 baseline) in Chelmsford City Centre or South Woodham Ferrers Town Centre.</p> <p>(3) 20% reduction in secondary ground floor retail frontage in Class A1 uses (from the 2020 baseline) outside of the Primary Shopping Areas.</p> <p>(4) 20% reduction in primary ground floor retail frontage in Class A1 uses (from the 2020 baseline) in Neighbourhood Centres.</p>	<p>annual survey and assessment of floorspace change within the retail area.</p> <p>(1 - 4) Refreshing the SHELAA to identify potentially replacement suitable and available retail floorspace.</p> <p>(1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
		Amount of different types of use permitted on ground floors within Neighbourhood Centres as shown on the Policies Map			
Policy DM6 – New Buildings in the Green Belt	I, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Green Belt are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new buildings in the Green Belt.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Belt.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Belt.</p>	<p>(1 - 3) Consider the circumstances of the permissions that have led to the trigger.</p> <p>(1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Policy DM7 – New Buildings and Structures in the Green Wedge	I, 5, 7	Appeal Decision	All permissions granted for new buildings in the Green Wedge are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new buildings in the Green Wedge.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Green Wedge.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings in the Green Wedge.</p> <p>(4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential outbuildings in the Green Wedge.</p>	<p>(1 - 4) Consider the circumstances of the decisions that have led to the trigger.</p> <p>(1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Policy DM8 – New Buildings and Structures in the Rural Area	I, 5, 7	Appeal Decisions	All permissions granted for new buildings in the Rural Area are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for new buildings and structures in the Rural Area.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the redevelopment of previously developed land in the Rural Area.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the replacement of buildings and structures in the Rural Area.</p> <p>(4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for residential outbuildings in</p>	<p>(1 - 4) Consider the circumstances of the decisions that have led to the trigger.</p> <p>(1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				the Rural Area.	
Policy DM9 – Infilling in the Green Belt, Green Wedge and Rural Area	1, 5, 7	Appeal Decisions	All permissions granted for infill dwellings in the Green Belt, Green Wedge and Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for infilling in the Green Wedge or Rural Area.	(1 - 2) Consider the circumstances of the decisions that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM10 – Change of Use (Land and Buildings) and Engineering Operations	5, 7	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green belt, Green Wedge and Rural Area are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Green Belt. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and	(1 - 3) Consider the circumstances of the decisions that have led to the trigger. (1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				<p>engineering operations in the Green Wedge.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for change of use and engineering operations in the Rural Area.</p>	
Policy DM11 – Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area	5, 7	Appeal Decisions	All permissions granted for extensions to existing buildings within the Green Belt, Green Wedge and Rural Area are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within the Green Belt.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for extensions to existing buildings within Green Wedge.</p> <p>(3) 2 decisions allowed on appeal where the Council</p>	<p>(1 - 3) Consider the circumstances of the decisions that have led to the trigger.</p> <p>(1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				originally refused to grant planning permissions for extensions to existing buildings within the Rural Area.	
Policy DM12 – Rural and Agricultural/ Forestry Workers’ Dwellings	2, 5, 6	Appeal Decisions	All permissions granted for rural and agricultural/ forestry workers’ dwellings are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and agricultural/ forestry worker’s temporary accommodation.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for rural and agricultural/ forestry worker’s permanent accommodation.</p> <p>(3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the removal of occupancy conditions on rural and</p>	<p>(1 - 3) Consider the circumstances of the decisions that have led to the trigger.</p> <p>(1 - 3) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Policy DM13 – Designated Heritage Assets	5, 6	Appeal Decisions	All permissions granted which affect a designated heritage asset are in accordance with the Policy.	agricultural/ forestry worker's accommodation. (1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that causes unacceptable harm to Listed Buildings. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm in Conservation Areas. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to cause unacceptable harm to the character or setting of	(1 - 4) Consider the circumstances of the decisions that have led to the trigger. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				Registered Parks or Gardens. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is deemed to adversely affect a Scheduled Monument.	
Policy DM14 – Non-Designated Heritage Assets	5, 6	Appeal Decisions	All permissions granted which affect a non-designated heritage asset are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for development that is deemed to cause unacceptable harm to non-designated heritage assets.	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM15 – Archaeology	5, 6	Appeal Decisions	All permissions granted affecting archaeological sites are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that is	(1) Consider the circumstances of the decisions that have led to the trigger.



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				deemed not to provide adequate protection or preservation and does not enhance sites of archaeological interest and their settings.	(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy SI3.
Policy DM16 – Ecology and Biodiversity	5, 6	Appeal Decisions	All permissions granted affecting ecology and biodiversity are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that has an adverse impact on Internationally, Nationally or Locally Designated Sites.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not adequately avoid or mitigate impacts on biodiversity and geodiversity.</p>	<p>(1 - 2) Consider the circumstances of the decisions that have led to the trigger.</p> <p>(1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy SI3.</p>
Policy DM17 – Trees, Woodland and	5, 6	Appeal Decisions	All permissions granted which affect protected trees and	(1) 2 decisions allowed on appeal where the Council originally refused to grant	(1 - 2) Consider the circumstances of the decisions that have led to



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Landscape Features			woodland, and non-protected landscape features are in accordance with the Policy.	<p>planning permission for development that results in unacceptable harm to preserved trees or woodland.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable harm to natural landscape features.</p>	<p>the trigger.</p> <p>(1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
Policy DM18 – Flooding/SuDS	1, 3, 5, 6	Appeal Decisions	All permissions granted are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that results in unacceptable flood risk or provide inadequate water management measures.</p>	<p>(1) Consider the circumstances of the decisions that have led to the trigger.</p> <p>(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
Policy DM19 – Renewable and	1, 3, 5, 6	Appeal Decisions	All permissions granted for	(1) 2 decisions allowed on appeal where the Council	(1) Consider the circumstances of the



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Low Carbon Energy			non-householder renewable and low carbon energy development are in accordance with the Policy.	originally refused to grant planning permission for renewable and low carbon energy development.	decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy SI3.
Policy DM20 – Delivering Community Facilities	4, 6	Appeal Decisions	All permissions granted for new community facilities are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new or extended community facilities.	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy SI3.
Policy DM21 – Protecting Community Facilities	4, 6	Appeal Decisions	All permissions granted for the change of use of existing community facilities are in accordance with the	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the change of use of premises or redevelopment of sites	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			Policy.	that provide valued community facilities or services.	Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM22 – Education Establishments	4, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for the change of use or redevelopment of educational facilities. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for the extension or expansion of existing educational facilities.	(1 - 2) Consider the circumstances of the decisions that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM23 – High Quality and Inclusive Design	1, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for developments that do not provide high quality and	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				inclusive design.	Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM24 – Design and Place Shaping Principles in Major Developments	I, 6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for major development that does not meet adequate design and place shaping principles.	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.
Policy DM25 – Sustainable Buildings	I, 6	Number of new non-residential buildings with a floor area in excess of 500sqm achieving a minimum BREEAM rating (or its successor) of 'Very Good'.	All new non-residential buildings with a floor area in excess of 500sqm shall achieve a minimum BREEAM rating (or its successor) of 'Very Good'	(1) 20% of new non-residential buildings with a floor area in excess of 500sqm are not achieving a BREEAM rating of 'Very Good'. (2) 20% of new dwellings are not meeting the Building Regulations options	(1 - 4) Consider the circumstances of the permissions that have led to the trigger. (1 - 4) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
		<p>Number of dwellings not achieving Building Regulations optional requirement for water efficiency of 110 litres/person/day.</p> <p>Number of EV charging points for new residential dwellings and the percentage of EV charging points for non-residential buildings</p>	<p>All new dwellings meeting Building Regulations optional requirement for water efficiency of 110 litres/person/day.</p> <p>Residential development should provide Electric Vehicle (EV) charging point infrastructure at the rate of 1 charging point per unit (for a dwelling with dedicated off-road parking) and/or 1 charging point per 10 spaces (where off-road parking is unallocated).</p> <p>Non-residential development should provide charging points equivalent to 10% of the total</p>	<p>requirement for water efficiency of 110 litres/person/day.</p> <p>(3) 20% of new residential dwellings are not meeting the EV charging point requirements.</p> <p>(4) Cumulatively EV charging points are less than 5% of total parking provision on non-residential development.</p>	<p>out in Policy S13.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
Policy DM26 – Design Specification for Dwellings	I, 6	Number of dwellings achieving the Nationally Described Space Standards Appeal Decisions	parking provision. All new dwellings achieve the Nationally Described Space Standards. All permissions for new development are in accordance with the Policy.	(1) 20% of all new dwellings do not achieve the Nationally Described Space standards. (2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable privacy. (3) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable private amenity space. (4) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new	(1 - 8) Consider the circumstances of the permissions and decisions that have led to the trigger. (1 - 8) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy SI3.



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				<p>dwellings and houses in multiple occupation because they do not achieve suitable open space.</p> <p>(5) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for new dwellings and houses in multiple occupation because they do not achieve suitable recycling and waste storage.</p> <p>(6) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient cycle storage.</p> <p>(7) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do</p>	



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				<p>not provide sufficient off-street parking.</p> <p>(8) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for houses in multiple occupation because they do not provide sufficient sound proofing.</p>	
Policy DM27 – Parking Standards	6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for all development that do not meet adequate parking standards.</p>	<p>(1) Consider the circumstances of the decisions that have led to the trigger.</p> <p>(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy S13.</p>
Policy DM28 – Tall Buildings	6	Appeal Decisions	All permissions granted for new buildings above 5 storeys or above 16m	<p>(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permissions for tall</p>	<p>(1) Consider the circumstances of the decisions that have led to the trigger.</p>



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
			high are in accordance with the Policy.	buildings that do not meet the tall buildings policy.	(1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy SI3.
Policy DM29 – Protecting Living and Working Environments	6	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development that does not safeguard the amenities of occupiers of nearby residential property or is not compatible with neighbouring uses.	(1) Consider the circumstances of the decisions that have led to the trigger. (1) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal review of the Local Plan set out in Policy SI3.
Policy DM30 – Contamination and Pollution	5	Appeal Decisions	All permissions granted for new development are in accordance with the Policy.	(1) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for hazardous substance sites or land which is considered a threat to the health or safety of future users and/or has an adverse impact on	(1 - 2) Consider the circumstances of the decisions that have led to the trigger. (1 - 2) Consider whether the Policy requirements need to be reviewed as part of a full or focused formal



Local Plan Policy	Strategic Priority	Key Indicators	Target (if applicable)	Trigger for action	Contingency/ Action
				<p>the quality of local groundwater or surface water.</p> <p>(2) 2 decisions allowed on appeal where the Council originally refused to grant planning permission for development in an Air Quality Management Area which has an unacceptable impact on air quality and wellbeing of people.</p>	<p>review of the Local Plan set out in Policy S13.</p>