



Chelmsford Policy Board

7 November 2024

Strategic Housing and Employment Land Availability Assessment (SHELAA) – Autumn 2024 Report

Report by:
Director of Sustainable Communities

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Purpose

To inform the Board of the updated SHELAA Report covering the assessment that has taken place across Spring 2024 – Summer 2024.

Recommendations:

1. To note the Strategic Housing and Employment Land Availability Assessment (SHELAA) – Autumn 2024 Report and authorise publication
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1. Introduction

- 1.1 The purpose of this report is to provide the Board with the latest assessment; the SHELAA Autumn 2024 Report – to note and approve for publication.
- 1.2 The SHELAA is routinely updated on an annual basis and sometimes on a more regular basis during a Local Plan review period.
- 1.3 The SHELAA assesses on a high-level basis the likely development potential of sites submitted by landowners and developers.
- 1.4 It accords with paragraph 69 of the National Planning Policy Framework (NPPF) which requires Local Planning Authorities to have a clear understanding of the land within their administrative area that may be suitable, available and achievable for development over a timeframe of up to and over 5 years. From this, Local Planning Authorities, through the planning policies set out in their development plan, are required to identify a sufficient supply and mix of development sites.
- 1.5 The SHELAA provides a high-level profile of promoted sites. Criteria are developed from National and Local Plan policy and applied to assess sites. The assessment enables Officers to identify site characteristics, highlight site strengths and potential constraints, and establish a likeliness of developability or deliverability.
- 1.6 The SHELAA does not allocate sites for development.
- 1.7 To identify sites, the Council has issued ‘calls for sites’ at appropriate intervals during the review of the Local Plan. This current SHELAA has reviewed sites submitted between March – July 2024, when the Council consulted on the Preferred Options Local Plan documents. It has also reviewed all existing submissions against some minor changes to the criteria, as detailed below.
- 1.8 The assessment considers the suitability, availability and achievability of each promoted site. A report of the outcomes is produced and when approved, published on our web page.

2. Purpose of the SHELAA

- 2.1 The Housing and Economic Land Availability Assessment Planning Practice Guidance (PPG) recognises land availability assessments to be an important source of evidence to inform plan-making and decision-taking, and the identification of land supply.
- 2.2 The SHELAA serves as an evidence-based document to provide a high-level profile of sites promoted by developers and landowners: identifying a wide

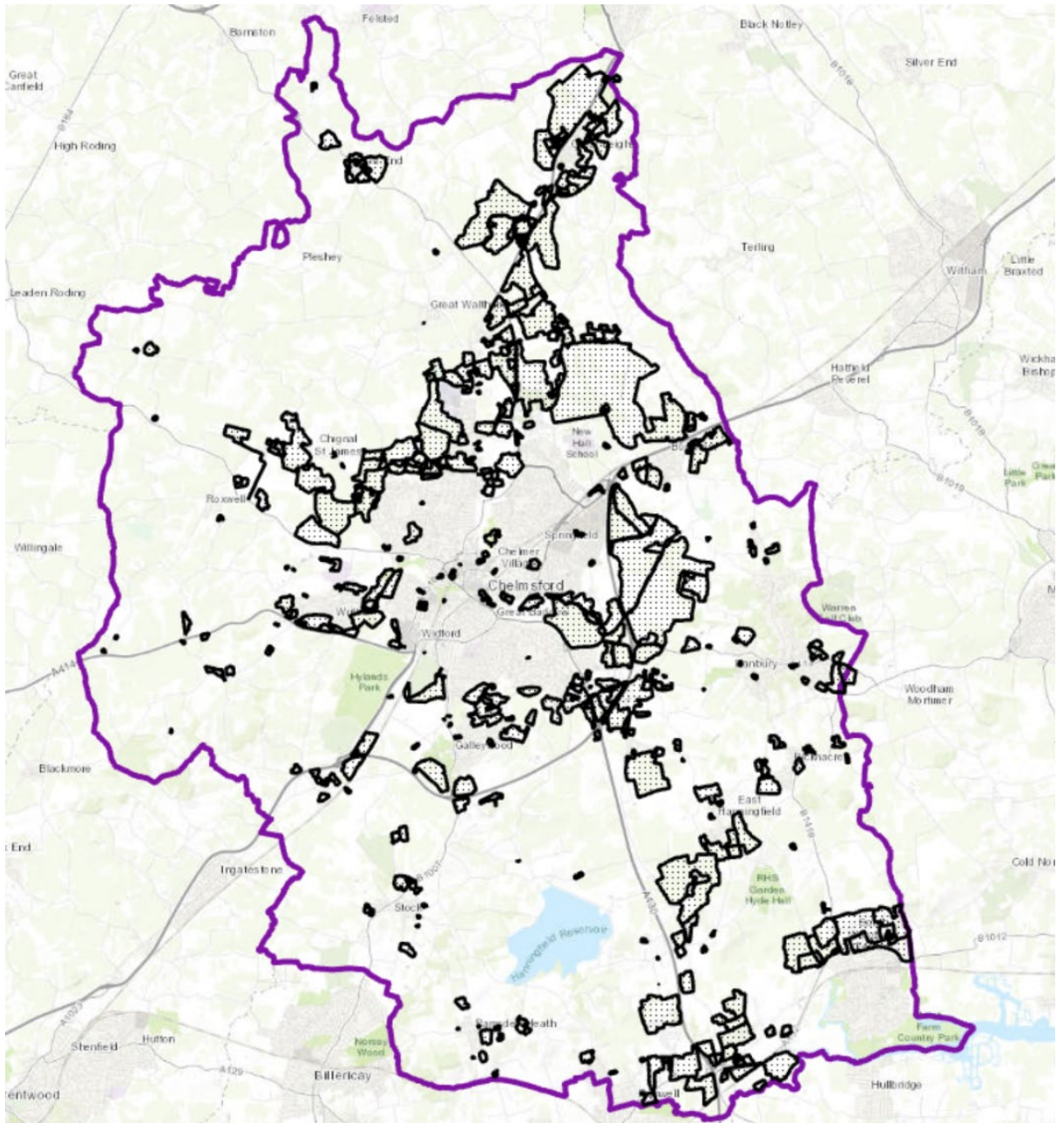
range of site characteristics; highlighting the strengths and constraints that sites may face in achieving the local authority requirements; and establishing the likelihood of site developability/deliverability.

- 2.3 As noted in paragraph 1.6 above, it is not the purpose of the SHELAA to allocate land for future development. The role of site allocation falls to the development plan, which allocates development sites. The role of the SHELAA, together with other evidence based documents, is to provide information on the range of sites which are available to meet the Council's requirements and inform decisions of where to allocate future development. The outcomes of these decisions are fed into the Local Plan.
- 2.4 In accordance with the PPG, Chelmsford's SHELAA is designed to:
- Identify sites and broad locations with potential for development;
 - Assess the development potential of a site; and
 - Assess the suitability of a site for development and the likelihood of development coming forward (the availability and achievability).
- 2.5 As part of this process the SHELAA assessment identifies any constraints in place that are preventing a site from being available. It also considers whether the proposed use is economically viable.
- 2.6 The Council will utilise findings from the SHELAA Autumn 2024 Report (see Appendix 1) to help guide the determination of which sites are proposed for allocation in the Pre-Submission Local Plan Documents to ensure an appropriate land supply is identified to meet need across the Local Plan period.

3. Overview of the SHELAA Autumn 2024 Report

- 3.1 The latest SHELAA assessment has been carried out across Spring / Summer 2024. This assessment looked at a total of 394 unique sites within the Chelmsford administrative area. Of this, 379 of those sites comprised previously submitted sites and 6 amendments were received to them. 9 sites were new.
- 3.2 To avoid double counting, the site areas and yields of 75 sites were discounted from the calculations of available land. Of those 75 sites, 33 had either been allocated in the Local Plan or have an approved planning permission, whilst the remaining 42 sites lie wholly within another SHELAA submission.

3.3 The locations of the sites are set out on the map below:



- 3.4 The map shows that many of the sites are located within the northern and eastern areas of the administrative area of Chelmsford. Most of the sites are located within the countryside, outside of the Metropolitan Green Belt.
- 3.5 The following changes were agreed by the Director of Sustainable Communities and the Cabinet Member for a Greener Chelmsford prior to commencement of the assessment in order to rectify some minor inconsistencies/ambiguity in the interpretation of the criteria and scoring of sites in the previous assessment:
- Amendment to the definition of key services to refer to mainstream non-selective state funded primary or secondary schools rather than primary and secondary schools. *(This is to ensure that sites close to independent or selective schools are not scored the same as mainstream non-selective state schools.)*
 - Inclusion of ancient and veteran trees within the definition of local protected natural features and amending the points criterion to give (0) point to a site that is within 15 metres from the boundary of Ancient Woodland. *(This is to ensure that sites that include or are close to ancient woodlands and ancient/veteran trees are scored down on this particular criterion)*
 - Creating a new internal definition of the term 'adjacent to' in the context of designated heritage assets. This follows feedback that the interpretation of the term adjacent to has been applied inconsistently. It has now been taken to mean sites on the boundary with or directly opposite the site boundary (e.g. on the other side of a public right of way) of a designated heritage asset. There are no written changes to the wording of the criteria note document in this regard.
- 3.6 The accompanying methodology and criteria note have been updated accordingly. The SHELAA Autumn 2024 Report (Appendix 1) that has been produced is a comprehensive document detailing the assessment process and outcomes.
- 3.7 A full breakdown of the assessment statistics is featured in the SHELAA Assessment Statistics Document.

- 3.8 A summary of the statistics is shown in the table below. The first table shows how the site areas are broken down by proposed use. The second table shows how the site areas and indicative yields are broken down by RAG rating categories.

| Proposed Use | Number of Sites | Site Area (ha) |
|-----------------------------|------------------------|-----------------------|
| Residential | 257 | 1,681.7 |
| Residential – G&T | 4 | 2.01 |
| Residential – Older Persons | 3 | 8.61 |
| Residential - Other | 1 | 0.8 |
| Employment | 19 | 278.8 |
| Retail | 0 | 0 |
| Community Facility | 4 | 113.1 |
| Renewable Power Generation | 0 | 0 |
| Mixed Use | 31 | 1,596.6 |
| TOTAL | 319 | 3515.4 |

| Category | Number of Sites | Site Area (ha) | Yield (dwellings) |
|-----------------|------------------------|-----------------------|--------------------------|
| Green | 23 | 185.2 | 2,671 |
| Yellow | 19 | 300.2 | 2,353 |
| Amber | 152 | 1378.5 | 22,517 |
| Red | 125 | 1651.4 | 24,049 |
| TOTAL | 319 | 3,427.1 | 50,035 |

- 3.9 The figures only show the sites that have been promoted through the SHELAA. The site areas and yields are used as a guide only. The actual number of dwellings that will be allocated / developed will be considered within the review of the Local Plan or as part of a planning application. Planning permission will need to be granted for development to take place.

4. Conclusion

- 4.1 The SHELAA Autumn 2024 Report is an evidence base document which is routinely updated. It covers the latest assessment of sites promoted to us. In accordance with NPPF and PPG requirements, sites have been assessed against a range of Suitability, Availability and Achievability criteria accounting for national and local planning policies to gauge potential for development.
- 4.2 Findings of the SHELAA Autumn 2024 Report; together with findings from numerous other evidence base documents, will help guide the determination of which sites are promoted for allocation in the Pre-Submission Consultation to ensure an appropriate land supply is identified to meet need across the Local Plan period.

- 4.3 It is recommended that the Board confirm they have noted the content of the SHELAA Autumn 2024 Report and authorise its publication on the Council's SHELAA webpage.

List of appendices:

Appendix 1 – SHELAA Autumn 2024 Report

Background papers:

National Planning Policy Framework

Housing and Employment Land Availability Assessment PPG

Chelmsford Local Plan

Corporate Implications

Legal/Constitutional:

These are set out in the report.

Financial:

N/A

Potential impact on climate change and the environment:

Site promoters to be able to submit parcels of land for a range of uses including residential, employment, community facilities and renewable power generation. This enables officers to better identify sites most likely to achieve sustainable development. Criteria within the SHELAA ensures that promoted sites are scored favourably based upon their sustainability.

Contribution toward achieving a net zero carbon position by 2030:

Sites allocated within the Local Plan Review – which will be informed by the SHELAA – will need to comply with the relevant policies and Building Regulations which are currently working towards a net zero carbon position by 2030.

Personnel:

N/A

Risk Management:

N/A

Equality and Diversity:

N/A

Health and Safety:

N/A

Digital:

N/A

Other:

N/A

Relevant Policies and Strategies:

This report considers the following policies and strategies of the City Council:

Chelmsford Local Plan 2013-2036, 2020

Our Chelmsford, Our Plan



Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2024

Part 1 of 9
Non-Technical Summary

October 2024

NON-TECHNICAL SUMMARY

Introduction

The National Planning Policy Framework requires Local Planning Authorities to produce and update a land availability assessment. The Strategic Housing and Employment Land Availability Assessment (SHELAA) is the assessment developed and used by Chelmsford City Council.

The SHELAA is a study of sites promoted by landowners and developers that may have development potential. It forms part of the evidence base of the Local Plan and is published every year.

The outcomes of the SHELAA are used to help the Council make decisions on plan making. It helps us to understand where we can allocate future development, by showing us the locations of potential development sites.

The SHELAA is not a decision making document and does not allocate sites for development or grant planning permission.

Policy Background

The Government requires Local Authorities to understand how much housing and employment land they have available in their area.

The main role of the SHELAA is to:

- Identify sites and broad locations with potential for development
- Assess their development potential
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability)

The SHELAA provides a high-level profile of the sites and highlights their strengths and constraints. It is an assessment of whether the site is likely to be developable.

The SHELAA can include:

- Sites that have planning permission but where development has not yet started
- Site allocations within the Local Plan which do not yet benefit from planning permission and
- Sites which do not have planning permission and are not allocated for development, but which land promoters believe would be suitable for development.

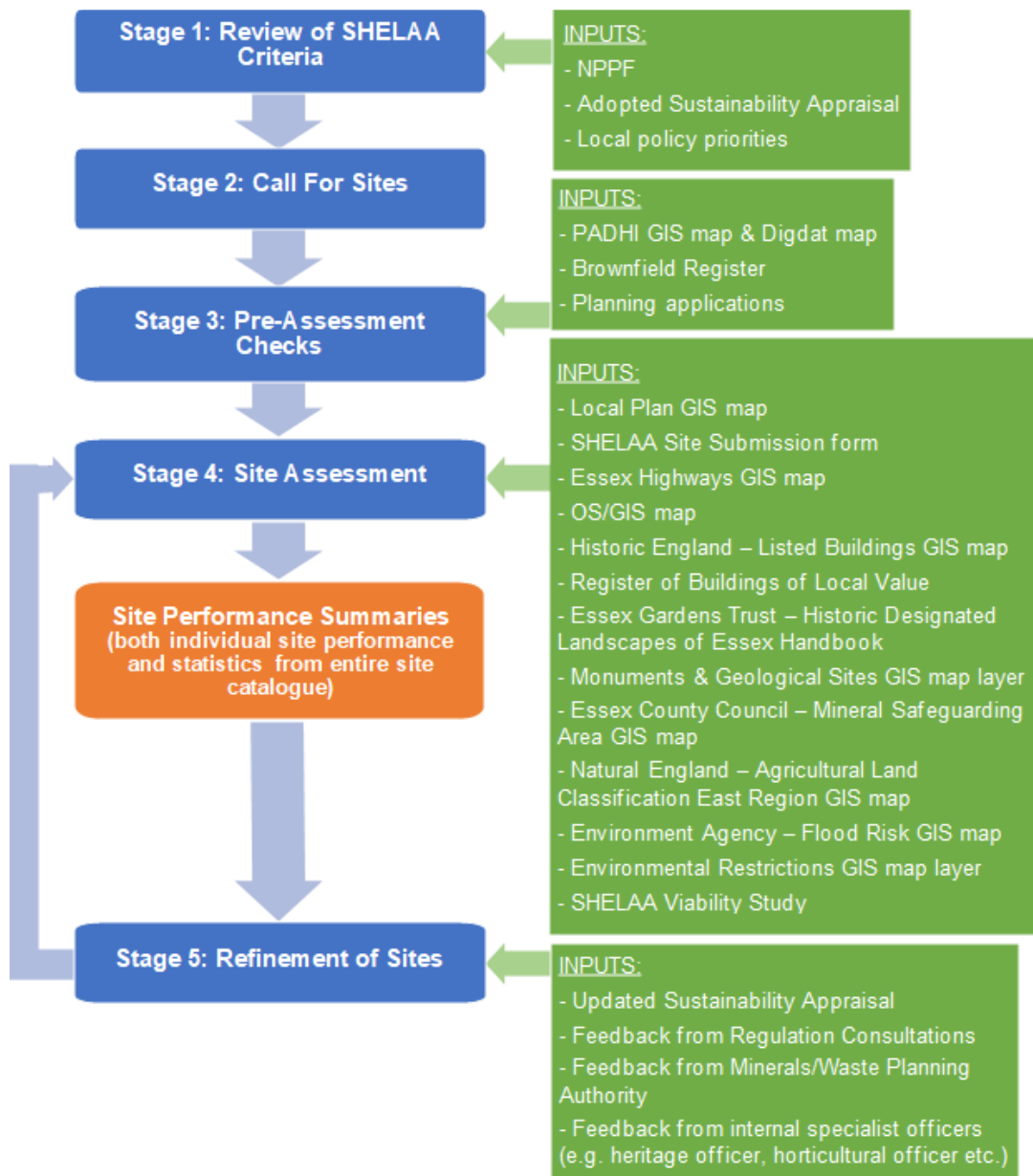
Members of the public, site owners, developers and interested parties can submit sites that have potential for new development to the Council for consideration for allocation as part of the local plan. This process is known as 'Call for Sites'.

The Council maintains a 'Call for Sites' database which is open all year round. It allows the Council to hold an up to date database of sites within its area that may be suitable for development.

The Call for Sites process contains cut off times, when the database is stopped and the SHELAA is carried out. Sites that are submitted after the cut off deadline will be assessed within the following SHELAA review.

Methodology

To undertake the SHELAA, Chelmsford City Council follows the five stages summarised in the flow chart. Refer to the Methodology document for full details.



The SHELAA assessment is undertaken at stage 4 where sites are assessed against suitability, availability, and achievability criteria. All criteria are detailed within the Criteria Note.

The assessment is desk-based meaning no site visits take place. Sites are assessed using information given to us by the land promoter and using mapping software.

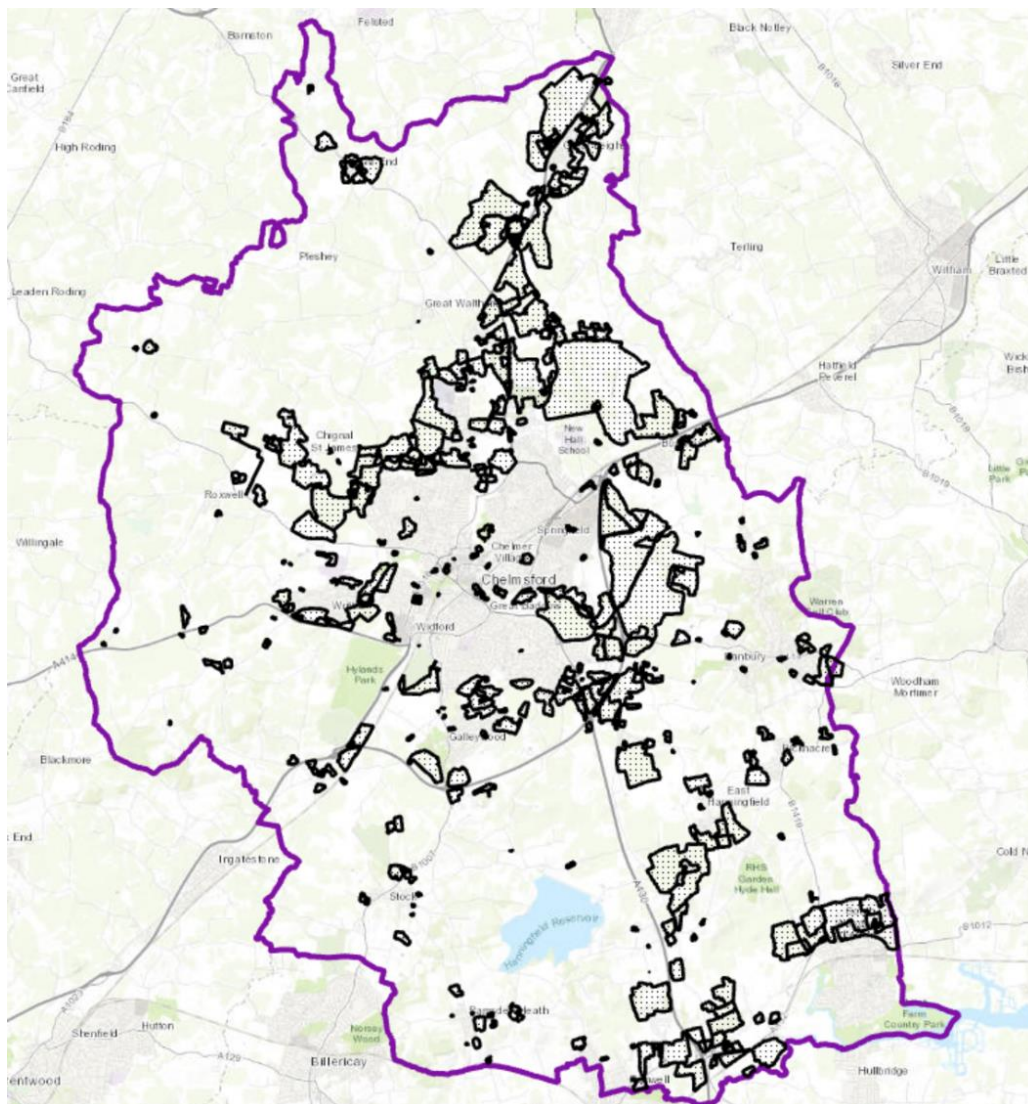
The sites are RAG (Red, Amber, Yellow, Green) rated according to their assessment scores and their compliance with national and local policy. The scores are published on the Site Performance Summaries, accompanied by GIS mapping.

The RAG rating is shown below:

| | |
|--------|--|
| Red | Site is contrary to national policy and/or faces significant constraints or adverse impacts that cannot be mitigated. |
| Amber | Site scores poorly against criteria, is contrary to local policy, and faces moderate constraints that would require mitigation. |
| Yellow | Site scores well against criteria but has some characteristics contrary to local policy. Site faces minor constraints that would require mitigation. Site is considered developable. |
| Green | Site scores highly against criteria and demonstrates compliance with national and local policy. Site faces minimal constraints and is considered deliverable. |

SHELAA 2024 Assessment

The 2024 SHELAA assessed a total of 394 sites. The locations of the sites are shown on the map below:



The map shows that many of the sites are located within the northern and eastern areas of the administrative area of Chelmsford. Most of the promoted sites are located within the countryside, outside of the Metropolitan Green Belt.

We use the SHELAA to help us understand how many new homes (dwellings) could be provided on a site. This is known as the Yield. We use the estimated yield and the land area of a site to help us understand how much land we need to allocate for development and the likely locations for it.

To avoid double counting, we do not include any sites already identified within the Council's 5-year housing supply, Housing Site Schedule or sites that lie within other SHELAA sites. This year, out of 394 sites, 75 sites were removed from the SHELAA to prevent double counting.

A full breakdown of these statistics is featured in the SHELAA Assessment Statistics document. A summary of the statistics is shown in the tables below. The first table shows how the site areas are broken down by proposed use. The second table shows how the site areas and indicative yields are broken down by RAG rating categories.

| Proposed Use | Number of Sites | Site Area (ha) |
|-----------------------------|------------------------|-----------------------|
| Residential | 257 | 1,681.7 |
| Residential – G&T | 4 | 2.01 |
| Residential – Older Persons | 3 | 8.61 |
| Residential - Other | 1 | 0.8 |
| Employment | 19 | 278.8 |
| Retail | 0 | 0 |
| Community Facility | 4 | 113.1 |
| Renewable Power Generation | 0 | 0 |
| Mixed Use | 31 | 1,596.6 |
| TOTAL | 319 | 3515.4 |

| Category | Number of Sites | Site Area (ha) | Yield (dwellings) |
|-----------------|------------------------|-----------------------|--------------------------|
| Green | 23 | 185.2 | 2,671 |
| Yellow | 19 | 300.2 | 2,353 |
| Amber | 152 | 1378.5 | 22,517 |
| Red | 125 | 1651.4 | 24,049 |
| TOTAL | 319 | 3,427.1 | 50,035 |

The figures only show us the sites that have been promoted through the SHELAA. The site areas and yields are used as a guide only. The actual number of dwellings that will be allocated / developed will be considered within the review of the Local Plan or as part of a planning application. Planning permission will need to be granted for development to take place.

Conclusions

The SHELAA will be used, alongside other factors, to guide the Council decisions on where to allocate future sites for development in the Local Plan.

Proposed development allocations will be consulted on separately within the Local Plan. Planning permission will need to be granted before any site can be developed.



Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2024

Part 2 of 9
Assessment Statistics

October 2024

SHELAA 2024 ASSESSMENT STATISTICS

1. The outputs from the SHELAA can be used to calculate gross figures for area of land available and indicative number of dwellings (yield) deliverable outside of that already identified within the Council's Housing Site Schedule.
2. To calculate this, a refinement of the SHELAA sites is first undertaken. SHELAA sites which have an approved planning consent or have been allocated within the Local Plan are included within the Council's Housing Site Schedule. Therefore, the gross outputs would represent, potentially significant, double counting of land and a double counting of indicative yield within the various site categories. As a result, the area and yield of these sites are discounted to give a more accurate picture of the quantum of land available.
3. Additionally, there are instances where submissions lie wholly within other submissions. Again, to avoid a double counting of yield and area, these sites are also discounted from the outputs.

Limitations of the statistics

4. It should also be noted that there are some sites which overlap each other. Since some of these overlapping sites may fall within differing categories and have varying levels of Greenfield/PDL splits between them it is impossible to discount site areas and site yields in a fair and consistent manner. As such the reporting output figures should be viewed with some caution as, although most of the double counting has been removed, there will be elements of site overlapping, but is not possible to give an accurate figure for how much and in which categories.
5. Furthermore, the indicative number of dwellings for each SHELAA site has been generated solely using the assumptions from the Viability Study that supports the Achievability element of the SHELAA. The Viability Study follows a typology approach. A number of assumptions have been made to establish each typology including build form and scale, density, and gross-to-net development ratios. Each SHELAA site is attributed a typology and using the typology assumptions along with the size of the SHELAA site, an indicative figure for the number of dwellings (yield) can be calculated. The figure DOES NOT dictate the number of dwellings that can/should/will be delivered on site, as it does not factor Suitability nor Availability considerations. Instead, is just reflecting what the Viability Study has tested to gauge the Achievability of the site.
6. For the purpose of these statistics, this indicative yield is used as it is the best gauge that we have available to us.

Outputs: 2024 Assessment

7. The 2024 SHELAA assessed a total of 394 sites, of which 75 sites have been discounted from the calculations of available land below. Of these 75 sites, 33 have either been allocated within the Local Plan or have an approved planning permission, whilst the remaining 42 lie wholly within another SHELAA submission. As stated in above, these sites areas and indicative yields have been discounted to avoid, potentially significant, double counting. Tables 1 and 2 below provide details of these 75 sites:

Table 1: SHELAA sites allocated within the Local Plan or have an approved planning permission, where the permission covers the entire SHELAA submission.

| Site Reference | Site Address | Permitted Planning Reference | Site Area (ha) | Yield | RAG Rating | PDL / GF |
|-----------------------|---|-------------------------------------|-----------------------|--------------|-------------------|-----------------|
| CFS19 | Land Adjacent The Gables, BanTERS Lane, Great Leighs | Forms part of allocation SGS7c | 0.64 | 12 | Amber | GF |
| CFS44 | Land North of Cranham Road, Little Waltham | 21/00450/REM | 9.73 | 0 | Amber | GF |
| CFS79 | Montpelier Farm, Blasford Hill, Little Waltham | Forms part of allocation SGS8 | 12.25 | 210 | Yellow | GF |
| CFS94 | Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield | Forms part of allocation SGS6 | 0.64 | 2,160 | Amber | GF |
| CFS101 | Land North West of Park and Ride Terminus, Woodhill Road, Sandon | Forms part of allocation SGS3 | 13.44 | 230 | Amber | GF |
| CFS139 | Boreham Airfield, Waltham Road, Boreham | Forms part of allocation SGS6 | 474.736 | 6,646 | Yellow | GF |
| CFS162 | Land Adjacent to Sandpit Cottage, Holybread Lane, Little Baddow | 22/00945/FUL | 1.4 | 31 | Amber | GF |
| CFS181 | Land North and South of Brick Barns Farm | Forms part of allocation SGS8 | 156.508 | 2,191 | Yellow | GF |
| CFS189 | Land North West of Montpelier Villa, Main Road, Little Waltham | Forms part of allocation SGS8 | 0.39 | 12 | Green | GF |
| CFS199 | Land at Sturgeons Farm, Cow Watering Lane, Writtle | Forms part of allocation SPA6 | 0.69 | 0 | Red | GF |
| CFS203 | Countryside Skills Centre, Cow Watering Lane, Writtle | Forms part of allocation SPA6 | 6.57 | 113 | Red | GF |

| Site Reference | Site Address | Permitted Planning Reference | Site Area (ha) | Yield | RAG Rating | PDL / GF |
|-----------------------|---|-------------------------------------|-----------------------|--------------|-------------------|-----------------|
| CFS204 | Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs | Forms part of allocation SGS7 | 158.5 | 2,219 | Red | GF |
| CFS208 | Land at Manor Farm, Sandford Mill Lane, Great Baddow | Forms part of allocation SGS3a | 90.531 | 1,109 | Amber | GF |
| CFS241 | Civic Centre Land Site, Duke Street | Forms part of allocation SGS1e | 1.926 | 197 | Amber | PDL |
| CFS255 | Brand and Howes Ltd, 47 Baddow Road | Forms part of allocation CW1d | 0.09 | 3 | Yellow | PDL |
| CFS256 | Garages rear of 44 St Nazaire Road | Forms part of allocation GSP1r | 0.24 | 16 | Green | PDL |
| CFS257 | Garages rear of 27 Medway Close | Forms part of allocation GSP1s | 1.28 | 29 | Green | GF |
| CFS260 | Land North of Galleywood Reservoir, Beehive Lane, Galleywood | Forms part of allocation GSP4 | 0.78 | 17 | Green | PDL |
| CFS261 | Sandford Mill Water Works, Sandford Mill, Springfield | Forms part of allocation SPA5 | 7.4 | 746 | Amber | PDL |
| CFS262 | Land North West of Lockside Marina, Hill Road South | Forms part of allocation CW1e | 1.8 | 184 | Amber | PDL |
| CFS263 | Baddow Road Car Park, Baddow Road | Forms part of allocation CW1d | 0.88 | 56 | Yellow | PDL |
| CFS266 | Waterhouse Lane Depot and Nursery Waterhouse Lane | Forms part of allocation GS1n | 0.84 | 54 | Yellow | PDL |
| CFS276 | Former St Peters College, Fox Crescent | Forms part of allocation SGS1b | 11.19 | 192 | Green | GF |

| Site Reference | Site Address | Permitted Planning Reference | Site Area (ha) | Yield | RAG Rating | PDL / GF |
|-----------------------|--|-------------------------------------|-----------------------|--------------|-------------------|-----------------|
| CFS280 | Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers | Forms part of allocation SGS10 | 21.753 | 373 | Green | GF |
| CFS282 | Land North of South Woodham Ferrers | Forms part of allocation SGS10 | 133.658 | 3,742 | Yellow | GF |
| 15SLAA1 | Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham | Forms part of allocation SGS8 | 28.21 | 484 | Yellow | GF |
| 15SLAA23 | Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers | Forms part of allocation SGS10 | 44.53 | 545 | Green | GF |
| 15SLAA25 | Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs | Forms part of allocation SGS7 | 1.44 | 32 | Amber | GF |
| 15SLAA39 | Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay | 21/00449/FUL | 5.34 | 92 | Red | GF |
| 15SLAA43 | 7 St Giles, Moor Hall Lane, Bicknacre | Forms part of allocation GSP12 | 7.56 | 130 | Yellow | GF |
| 17SLAA1 | Storage Adjacent to Pond View, Banters Lane, Great Leighs | 21/00880/FUL | 0.34 | 10 | Amber | GF |
| 17SLAA11 | Land North Of Cranham Road, Little Waltham | 21/00450/REM | 8.49 | 0 | Amber | GF |
| 21SHELAA71 | Street Record Can Bridge Way, Chelmsford | Forms part of allocation CW1b | 3.29 | 295 | Amber | PDL |

Table 2: Site submissions that wholly lie within another submission

| Site Reference | Site Address | Site lies within | Site Area (ha) | Yield | RAG Rating | PDL / GF |
|-----------------------|--|-------------------------|-----------------------|--------------|-------------------|-----------------|
| CFS56 | Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury | 15SLAA45 | 18.44 | 316 | Amber | GF |
| CFS78 | Staceys, School Lane, Broomfield | CFS181 | 48.79 | 765 | Amber | GF |
| CFS113 | Land North East of Skeggs Farm, Chelmsford Road, Writtle | 17SLAA13, 21SHLEAA98 | 16.47 | 282 | Red | GF |
| CFS122 | Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham | CFS94 | 9.21 | 158 | Amber | GF |
| CFS123 | Land South East of Little Belsteads, Back Lane, Little Waltham | CFS94 | 2.15 | 42 | Amber | GF |
| CFS124 | Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham | CFS94 | 7.2 | 123 | Amber | GF |
| CFS138 | Land East of Hallfield House, Back Lane, Little Waltham | CFS94 | 3.28 | 64 | Amber | GF |
| CFS187 | Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow | CFS73 | 29.365 | 360 | Red | GF |
| CFS191 | Land West of 129 Watchouse Road, Galleywood | 21SHELAA74 | 14.52 | 249 | Red | GF |
| CFS211 | Campions Farm, Gutters Lane, Broomfield, Chelmsford | CFS212 | 2.49 | 49 | Amber | GF |

| Site Reference | Site Address | Site lies within | Site Area (ha) | Yield | RAG Rating | PDL / GF |
|-----------------------|--|-------------------------|-----------------------|--------------|-------------------|-----------------|
| CFS232 | Land North East of Meadow Road, Rettendon | 15SLAA40 | 9.58 | 164 | Amber | GF |
| CFS268 | Land between Highview and High House Farm, Woodham Road, Battlesbridge | CFS269, CFS270 | 2.27 | 44 | Red | GF |
| CFS269 | Land between Highview and High House Farm, Woodham Road, Battlesbridge | CFS270 | 4.2 | 72 | Red | GF |
| CFS271 | Land between Highview and High House Farm, Woodham Road, Battlesbridge | CFS268, CFS269, CFS270 | 1.04 | 23 | Red | GF |
| 15SLAA41 | The Island Car Park, High Bridge Road, Chelmsford | 21SHELAA71 | 0.74 | 47 | Amber | PDL |
| 15SLAA47 | Sports Centre, Partridge Green, Broomfield | CFS181 | 12.72 | 218 | Amber | GF |
| 15SLAA48 | Land South Of Rough Hill Complex, The Tye, East Hanningfield | CFS130 | 8.93 | 153 | Amber | GF |
| 17SLAA13 | Land North East Of Skeggs Farm, Chelmsford Road, Writtle | CFS129 | 90.15 | 1,104 | Red | GF |
| 17SLAA14 | Land South West Of Sunnyfields School, School Lane, Great Leighs | 21SHELAA72 | 6.66 | 114 | Amber | GF |
| 17SLAA18 | Lathcoats Farm Shop, Beehive Lane, Great Baddow | CFS63 | 15.29 | 262 | Red | GF |

| Site Reference | Site Address | Site lies within | Site Area (ha) | Yield | RAG Rating | PDL / GF |
|-----------------------|--|-------------------------|-----------------------|--------------|-------------------|-----------------|
| 17SLAA25 | Land South East Of Main Road, Great Leighs | CFS119 | 1.48 | 0 | Green | GF |
| 17SLAA26 | Land East Of The Crescent, Little Leighs | CFS119 | 3.88 | 0 | Green | GF |
| 17SLAA30 | Land North Of Communication Station At Bushy Hill, Edwins Hall Road, Woodham Ferrers | CFS282 | 36.74 | 450 | Amber | GF |
| 18SLAA3 | Pondside Nursery And Yard, Chatham Green, Little Waltham | CFS27 | 0.32 | 14 | Amber | PDL |
| 18SLAA6 | Poolman Ltd, Bakers Lane, West Hanningfield | 18SLAA5 | 0.2 | 6 | Red | GF |
| 18SLAA8 | Land North Of Oat Leys, Broomfield | 21SHELAA101 | 1.92 | 43 | Green | GF |
| 18SLAA9 | Land South Of Mashbury Road, Chignal | CFS182 | 4.67 | 80 | Amber | GF |
| 18SLAA11 | Land South West Of Broomfield Place, Main Road, Broomfield | 21SHELAA101 | 19.51 | 335 | Green | GF |
| 18SLAA17 | Land North Of The A12 East Of Southend Road, Great Baddow | CFS73, 21SHELAA68 | 11.034 | 189 | Amber | GF |
| 19SHELAA7 | Creeds Farm, School Lane, Great Leighs | 21SHELAA72 | 3.37 | 66 | Amber | GF |
| 19SHELAA12 | Land South West Of Warehouse, Highwood Road, Highwood | CFS14 | 1.07 | 0 | Red | GF |
| 20SHELAA3 | Land At Ilgars Farm, West Of Willow Grove, South Woodham Ferrers | 21SHELAA4 | 14.44 | 248 | Green | GF |

| Site Reference | Site Address | Site lies within | Site Area (ha) | Yield | RAG Rating | PDL / GF |
|-----------------------|--|-------------------------|-----------------------|--------------|-------------------|-----------------|
| 21SHELAA80 | Land Between Back Lane And Essex Regiment Way, Little Waltham | CFS94 | 3.18 | 0 | Red | GF |
| 21SHELAA91 | Land Adjacent The Fox And Raven, Chelmer Village Way, Springfield | 21SHELAA92, CFS196 | 1.64 | 37 | Red | GF |
| 21SHELAA92 | Site Huts, Chelmer Viaduct Development Site, Chelmer Road | CFS196 | 10.944 | 188 | Amber | GF |
| 21SHELAA93 | Land South West Of Pease Hall, Sandford Mill Road, Springfield | CFS197 | 20.406 | 350 | Amber | GF |
| 21SHELAA95 | Land North West Of Hareswood, Elm Green Lane, Danbury | 18SLAA4 | 1.25 | 28 | Red | GF |
| 21SHELAA96 | Land At Boreham Interchange, Colchester Road, Boreham | CFS54 | 48.689 | 0 | Yellow | GF |
| 21SHELAA97 | Land Southeast And West Of Garage Block, Hunts Close, Writtle | CFS129 | 52.7 | 826 | Red | GF |
| 21SHELAA99 | Land North South East And West Of Pontlands Park Hotel, West Hanningfield Road, Great Baddow | CFS187, CFS74 | 21.81 | 374 | Red | GF |
| 21SHELAA100 | Land South West Of 2 Scotts Green, Hollow Lane, Broomfield | 18SLAA7, CFS156 | 12.63 | 217 | Yellow | GF |
| 24SHELAA4 | Land West Of Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex | CFS205 | 2.2 | 0 | Red | GF |

8. Considering the above, the following overall figures have been discounted from the SHELAA total outputs.

Table 3: Figures discounted from the SHELAA outputs

| | Previously Developed Land | | | Greenfield | | | Yield Total |
|---------------|---------------------------|-------------|-------------------|------------|----------------|-------------------|---------------|
| | No. Sites | Area (ha) | Yield (dwellings) | No. Sites | Area (ha) | Yield (dwellings) | |
| Green | 2 | 1.0 | 33 | 7 | 113.1 | 1,734 | 1,767 |
| Yellow | 3 | 1.8 | 113 | 7 | 691.4 | 10,988 | 11,101 |
| Amber | 6 | 15.5 | 1,483 | 27 | 497.0 | 6,983 | 8,466 |
| Red | 0 | 0 | 0 | 23 | 625.9 | 8,984 | 8,984 |
| TOTAL | 11 | 18.3 | 1,629 | 64 | 1,927.4 | 28,689 | 30,318 |

9. Taking account of the above discounts, the SHELAA outputs are detailed below in Tables 4, 5 and 6.

Table 4: Proposed Uses

| Proposed Use | Number of Sites | Site Area (ha) |
|-----------------------------|-----------------|----------------|
| Residential | 257 | 1,681.7 |
| Residential – G&T | 4 | 2.01 |
| Residential – Older Persons | 3 | 8.61 |
| Residential - Other | 1 | 0.8 |
| Employment | 19 | 278.8 |
| Retail | 0 | 0 |
| Community Facility | 4 | 113.1 |
| Renewable Power Generation | 0 | 0 |
| Mixed Use | 31 | 1,596.6 |
| TOTAL | 319 | 3515.4 |

Table 5: Contribution to housing by Category

| Category | Number of Sites | Site Area (ha) | Yield (dwellings) |
|---------------|-----------------|----------------|-------------------|
| Green | 23 | 185.2 | 2,671 |
| Yellow | 19 | 300.2 | 2,353 |
| Amber | 152 | 1378.5 | 22,517 |
| Red | 125 | 1651.4 | 24,049 |
| TOTAL | 319 | 3,427.1 | 50,035 |

10. As can be seen from Table 5, a yield of 2671 dwellings may be achieved from Green sites and 2,353 from Yellow sites. Amber and Red sites, those which are not currently developable, amounts to 46,566 dwellings.

Table 6: Contribution to housing by Category and land type

| | Previously Developed Land | | | Greenfield | | | Yield Total |
|---------------|---------------------------|-------------|-------------------|------------|----------------|-------------------|---------------|
| | No. Sites | Area (ha) | Yield (dwellings) | No. Sites | Area (ha) | Yield (dwellings) | |
| Green | 1 | 0.12 | 4 | 22 | 185.1 | 2,667 | 2,671 |
| Yellow | 1 | 0.9 | 55 | 21 | 399.4 | 2,298 | 2,353 |
| Amber | 20 | 23 | 1,629 | 121 | 1,355.6 | 20,888 | 22,517 |
| Red | 8 | 6.2 | 214 | 102 | 1645.2 | 23,835 | 24,049 |
| TOTAL | 26 | 30.2 | 1,902 | 276 | 3,485.2 | 49,688 | 51,590 |

11. Table 6 provides a greater level of detail including the land type. The indicative yield of previously developed (brownfield) dwellings from Green sites amounts to 4, compared to a yield of 2,671 greenfield dwellings. The indicative yield of previously developed (brownfield) dwellings from Yellow sites amounts to 55, compared to an indicative yield of 2,298 greenfield dwellings. Finally, the Amber and Red rated sites together yield 1,843 dwellings from previously developed (brownfield) sites and 46,566 dwellings from greenfield sites.



Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2024

Part 3 of 9

Methodology

October 2024



Chelmsford
City Council

METHODOLOGY

1. Introduction

- 1.1 Chelmsford City Council conduct a Strategic Housing and Employment Land Availability Assessment (SHELAA) to gain an understanding of the potential developability of sites proposed for future development.
- 1.2 The SHELAA forms part of the evidence base for the preparation and review of the Local Plan. The purpose of the SHELAA is to help the Council make informed decisions of where to allocate future development and in preparing annual housing and employment trajectories.
- 1.3 In preparation for the upcoming review of the Local Plan, the Council have reviewed and refined the SHELAA methodology to reflect emerging national and local priorities as well as to provide greater clarity and transparency to stakeholders on how the process is carried out. To ensure a justified and robust approach is taken, the Planning Advisory Service have been involved as part of this reviewing and refining process.
- 1.4 This report has been prepared to set out the revised SHELAA methodology.

2. Policy Background

- 2.1 Paragraph 69 of the National Planning Policy Framework (NPPF)¹ sets out the requirement for local authorities to undertake land availability assessments to establish their understanding of sites that may be suitable, available and achievable for development:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability”

- 2.2 Planning Practice Guidance (PPG) for Housing and Economic Land Availability Assessments elaborates future

“...the assessment does not in itself determine whether a site should be allocated for development” but to “provide information on the range of sites which are available to meet the local authority’s requirements...”

“An assessment should:

- Identify sites and broad locations with potential for development;*
- Assess their development potential; and*
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).”*

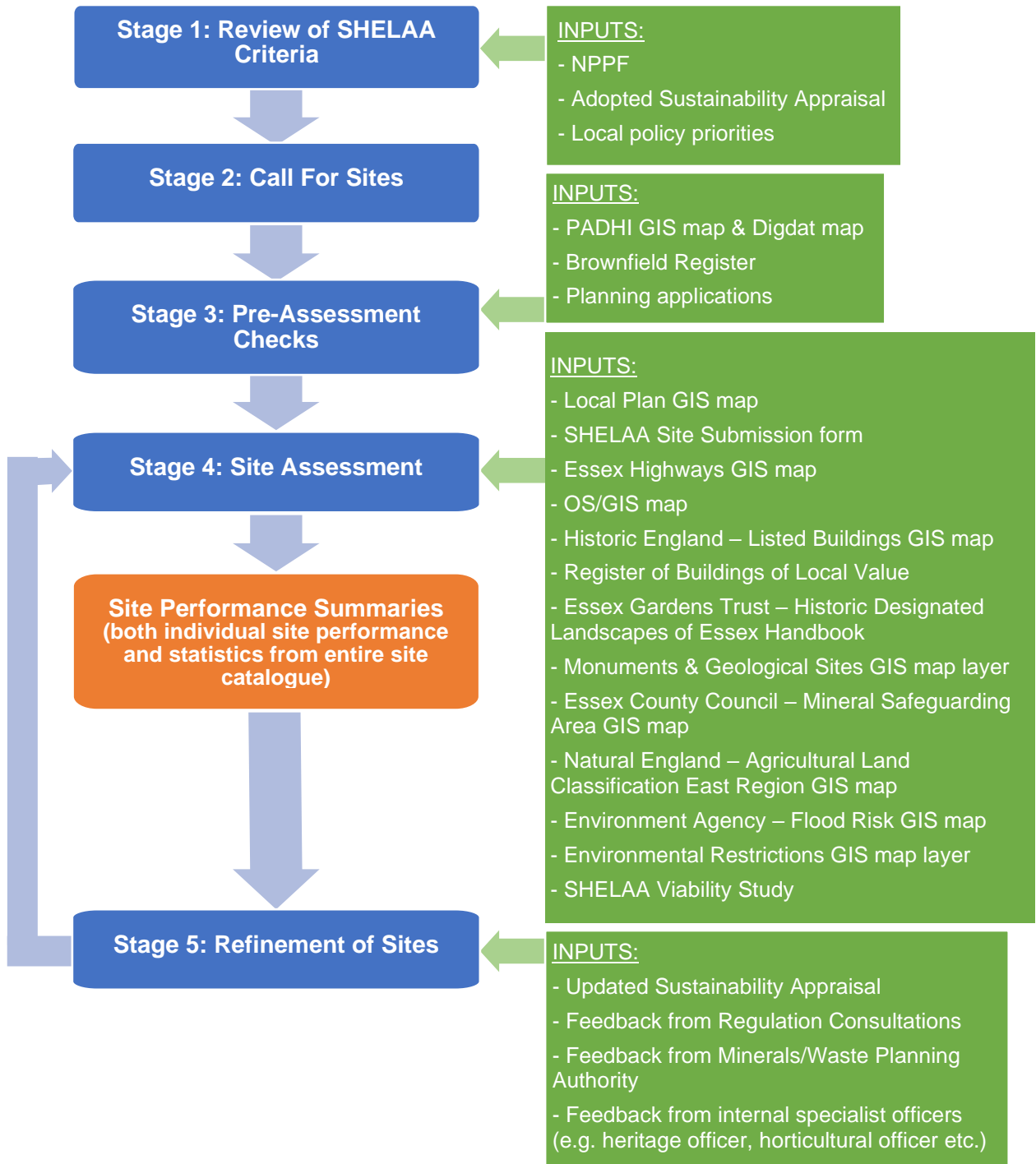
¹ NPPF 2023 Update

- 2.3 To adhere to the guidance, the Council undertake a 'Call for Sites' facility enabling site owners, developers, interested parties, and members of the public to put forward sites for consideration. This facility is accessible through the Council's Consultation Portal, is open for submissions all year round and enables promoters to submit new sites for consideration and/or to propose amendments to existing SHELAA sites.
- 2.4 This approach provides flexibility to promoters and further seeks to ensure that the Council hold a continued up-to-date catalogue of sites that may be available within the administrative area.
- 2.5 Cut-off periods to the 'Call for Sites' facility are scheduled so that the assessment can be carried out. The assessment is desk-based and considers a wide range of suitability, availability and achievability criteria (see Criteria Note), which together help determine whether each site is likely deliverable, likely developable or neither.
- 2.6 To be developable, the NPPF states that:
- "Sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged".*
- 2.7 To be deliverable, a site must meet additional criteria. The NPPF states that deliverable sites:
- "... should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until the permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*
- 2.8 To reiterate national guidance, it is not the purpose of the SHELAA to allocate land for future development. Instead, the assessment provides a high-level profile of the promoted sites; identifies a wide range of site characteristics; highlights the strengths and constraints that sites may face in achieving the local authority requirements; and establishes the likelihood of site developability/deliverability. Together this information is considered alongside other evidence base documents to enable officers and Members to make informed decisions of where to allocate future development.

3. Methodology

3.1 In undertaking the SHELAA, Chelmsford City Council follow five stages detailed within Figure 1 on the following page. Explanation of our processes at each stage follow below.

Figure 1: Methodology Flowchart



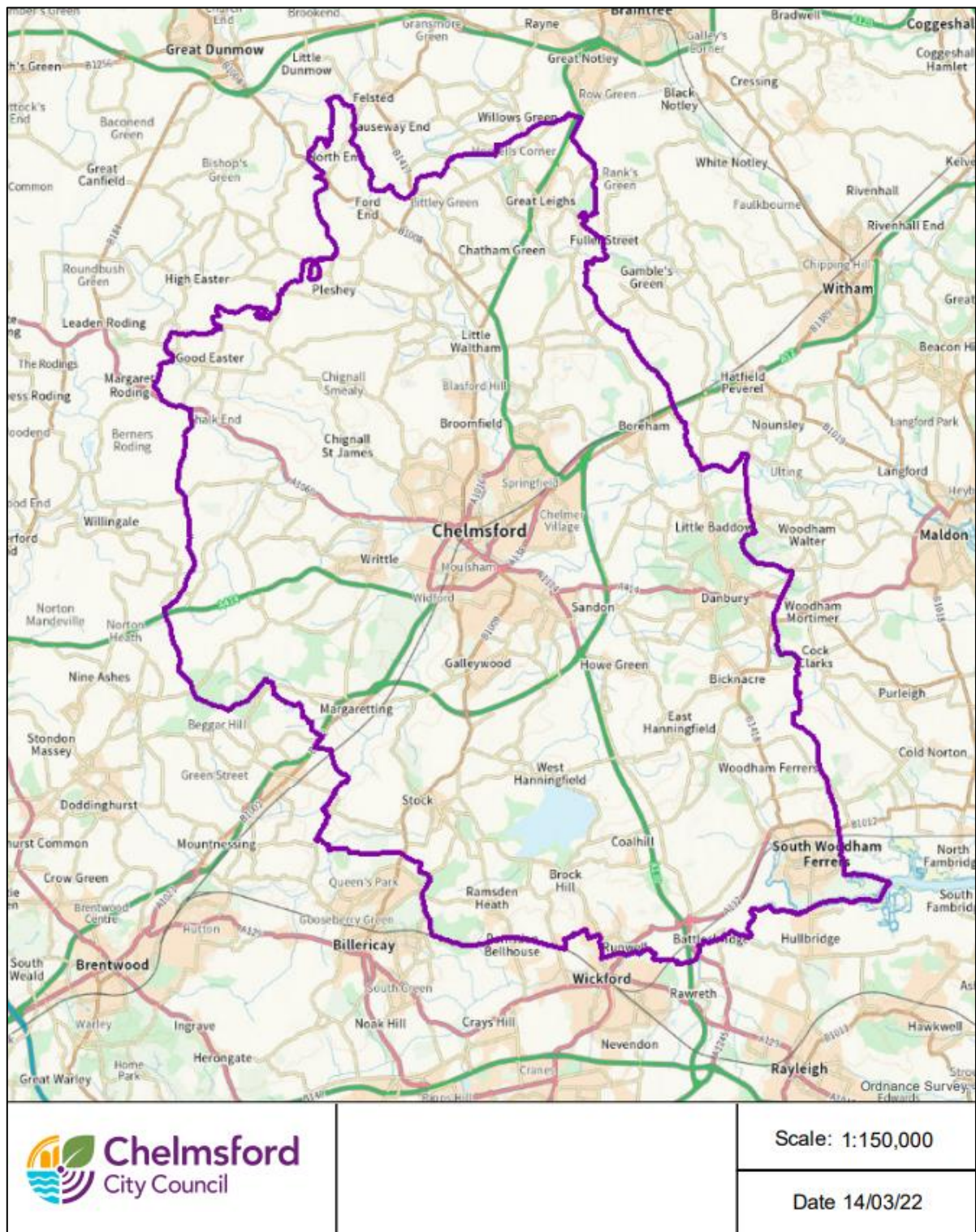
Stage 1: Reviewing the SHELAA Criteria

- 3.2 Prior to each assessment, the Council undertake an internal review of the existing SHELAA criteria and assessment process. This is to ensure the criteria remain in alignment with National Policy; are reflective of the sustainability objectives set out within the Sustainability Appraisal, as well as emerging local policy priorities; and are feasible to be measured through desk-top methods.
- 3.3 The SHELAA is undertaken in-house by dedicated officers within the Spatial Planning Team. The assessment process has been developed (and is continually reviewed) to maximise the utilisation of available digital software including GIS mapping. This ensures that a robust desk-top site assessment can be undertaken with algorithms in place to minimise, as far as possible, any subjective assessment decisions or human error.
- 3.4 For the 2024 iteration of the SHELAA, the assessment criteria have expanded to cover proposals not only for residential and employment/commercial use, but also for community facilities (including education, healthcare, places of worship, sports, leisure, or recreation facilities) and renewable power generation. A full breakdown of the criteria is featured in the Criteria Note.
- 3.5 The inclusion of these uses reflects the aims within the NPPF, particularly in relation to promoting healthy communities and planning for climate change. Understanding what land may be available for community facilities or renewable power generation helps the City Council make informed decisions of where to allocate these uses to sustainably support future housing and employment development.
- 3.6 Impartial feedback has been sought on the updated SHELAA Criteria Note from the Planning Advisory Service, who have helped to ensure that the assessment criteria is reasonable and forms a robust assessment.

Stage 2: Call for Sites

- 3.7 The Council maintain a 'Call for Sites' facility that is open for submission all year round and enables promoters to submit new sites to be included within the SHELAA and/or to propose amendments to existing promoted sites. This facility is accessible through our website at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/call-for-sites-shelaa-and-parish-maps/>
- 3.8 Promoters are required to complete the relevant submission form, which requires them to provide an OS map outlining the site, site ownership details, proposed use/s, delivery timescales, known legal issues, and an overview of some of the site's characteristics.
- 3.9 Sites will be considered for the SHELAA providing most of the site (over 50% of the promoted area) falls within the Chelmsford administrative area, detailed in Figure 2 below. There is no site size threshold for submission.

Figure 2: Chelmsford Administrative Area



Source: CCC, 2022.

3.10 At the scheduled 'Call for Sites' cut-off times, all new submitted sites and proposed amendments are individually reviewed to ensure that the promoter has provided enough information to be able to carry out an assessment, to make any proposed amendments to sites, and to ensure that any new sites are not a duplication of an

existing SHELAA site.

Stage 3: Pre-Assessment Checks

- 3.11 Using Council databases and GIS software, the entire catalogue of SHELAA sites (new and existing) are checked to see if they feature on the Brownfield Register, have been granted planning Permission in Principle, have received planning permission for development, or have previously been refused planning permission. Where areas of/whole sites have permission and are well underway with or have completed development, these areas/sites will be omitted from the SHELAA. Simply having permission granted is not enough to remove an area/site from the SHELAA as these do not always get built-out.
- 3.12 Again, using GIS software, SHELAA sites are also checked for the presence of any human hazards on site (this includes gas and oil pipelines, electricity towers/lines, electricity substations, and sewage pumping stations). Any hazardous areas identified within promoted sites are discounted from the SHELAA.
- 3.13 At this stage, a list of sites to be omitted from the assessment is produced. Sites can be omitted for the following circumstances:
- If the site consists wholly of a human hazard
 - If the site is considered to be identical or almost identical to another submission. Where a site is considered almost identical to another site, the assessing officer makes a judgement to remove the site if they feel the discrepancy would not likely impact the assessment outcome
 - If subsequent to submission, the site has commenced/completed development
 - If removal of site is requested by the landowner. In the case where only a portion of a SHELAA site is owned, only this portion will be omitted from the submission
 - If removal of site is requested by the person/organisation who submitted the site or if the promotor is no longer contactable
- 3.14 Sites that are omitted from the SHELAA through Stages 2 and 3 are listed within the List of Omitted Sites document with their reason for omission.

Stage 4: Site Assessment

- 3.15 Sites that have passed through the pre-assessment checks are brought through to Stage 4 where they are each profiled and assessed against suitability, availability, and achievability criteria². The sites are then RAG rated determined by their scores and compliance with national and local policy, as summarised in Table 1 below.

² Note: Sites are assessed individually with the area of assessment defined by the red line boundary provided by the promoter. If two or more adjoining SHELAA sites come forward for development at a later stage, then any in combination effects are identified and appropriately addressed with stakeholders at that stage.

Table 1: SHELAA RAG Rating Summary

| | |
|--------|--|
| Red | Site is contrary to national policy and/or faces significant constraints or adverse impacts that cannot be mitigated. |
| Amber | Site scores poorly against criteria, is contrary to local policy, and faces moderate constraints that would require mitigation. |
| Yellow | Site scores well against criteria but has some characteristics contrary to local policy. Site faces minor constraints that would require mitigation. Site is considered developable. |
| Green | Site scores highly against criteria and demonstrates compliance with national and local policy. Site faces minimal constraints and is considered deliverable. |

3.16 The Criteria Note provides a full technical breakdown of how each proposed use is assessed and RAG rated. The criteria that are used have been developed based upon policy requirements in both the NPPF and Chelmsford’s Local Plan, and to reflect the current Sustainability Appraisal site appraisal criteria. This is to ensure that the SHELAA can highlight the most suitable sites, favour sites that look likely to achieve sustainable development, and to provide alignment between the SHELAA and subsequent iterations of the Sustainability Appraisal which will look to test the economic, environmental, and social impacts of the Reviewed Local Plan.

3.17 The assessment is desk-based and utilises the evidence sources detailed in Table 2 below to determine the suitability, availability, and achievability of each site.

Table 2: Evidence Sources Utilised within SHELAA

| Criterion | Evidence used to undertake assessment |
|--|--|
| <i>Suitability Criteria</i> | |
| Proximity to employment areas | Local Plan GIS map (viewable online*) |
| Impact on retail areas | SHELAA submission form, Local Plan GIS map (viewable online*) |
| Proximity to the workplace | Local Plan GIS map (viewable online*) |
| Public transport | Local Plan GIS map (viewable online*), https://www.essexhighways.org/getting-around |
| PROW and cycling connectivity | https://www.essexhighways.org/getting-around |
| Vehicle access | GIS map (also viewable on any up-to-date OS map) |
| Strategic road access | GIS map (also viewable on any up-to-date OS map) |
| Impact on designated heritage assets | Local Plan GIS map (viewable online*), https://historicengland.org.uk/listing/the-list/ |
| Impact on non-designated heritage assets | Local Plan GIS map (viewable online*), Register of Buildings of Local Value, Essex Gardens Trusts: Historic Designated Landscapes of Essex Handbook |
| Impact on archaeological assets | Monuments & Geological Sites GIS map |
| Minerals and waste constraints | Local Plan GIS map (viewable online*), Mineral Safeguarding Area GIS map provided by Essex County Council as the minerals and waste planning authority Essex County Council minerals and waste officers |
| Impact on areas of defined open space | Local Plan GIS map (viewable online*) |
| Impact on the Green Belt and Green Wedge | Local Plan GIS map (viewable online*) |
| Land classification | Natural England's Agricultural Land Classification East Region (ALC008), Aerial Photos GIS map |
| Impact on protected natural features | Local Plan GIS map (viewable online*) |
| Impact on flood risk | Local Plan GIS map (viewable online*), updates provided from Environment Agency |
| Impact on Air Quality Management Areas | Local Plan GIS map (viewable online*) |
| Ground condition constraints | Environmental Restrictions GIS map |
| Neighbouring constraints | SHELAA submission form, Aerial Photos GIS map |
| Proximity to key services | Local Plan GIS map (viewable online*) |
| Impact on community facilities | SHELAA submission form, GIS map |
| <i>Availability Criteria</i> | |
| Ownership | SHELAA submission form |
| Land condition | SHELAA submission form, Aerial Photos GIS map |
| Legal constraints | SHELAA submission form, Aerial Photos GIS map |
| <i>Achievability Criteria</i> | |
| Viability | Viability Study |
| Timescale for deliverability | SHELAA submission form |

*See Policies Map at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/adopted-local-plan/>

- 3.18 To ensure the SHELAA is transparent, most of the criteria is assessed using maps, documents or websites that are accessible to the public. GIS maps that are not accessible to the public feature designations are generally ones provided to the Council by third parties (such as the Environment Agency or Essex County Council).
- 3.19 The Council also do not publish the SHELAA submission forms in line with GDPR since these forms contain personal and sensitive information. Therefore, the information detailed on these forms is not visible to the public.
- 3.20 The Viability Study has been prepared by the Council for the purpose of determining the likely economic viability of SHELAA sites. The study follows the same methodology as the Local Plan Viability Study in the development and appraisal of a number of typologies, representative of the range of sites and uses considered within the SHELAA. The Viability Study is reviewed on the same regular basis and the assumptions reflect those in the latest published Local Plan Viability Assessment.
- 3.21 The Viability Study does not feature appraisals for the community facilities nor renewable power generation uses. Instead, at the call for sites stage, promoters will be asked to provide evidence of viability to justify their promoted use for the assessing officer to consider. The reasoning behind this is because of the varied and ever evolving nature of both of these uses, it has not been possible for the Council to develop typologies to cover these uses.
- 3.22 In addition to the assessed criteria, the proximity of each site to defined settlement boundaries, retail allocations and employment allocations is recorded, as well as the general gradient of the site, and utilities (water, electric, gas, sewage) that are already present on site. These features are not scored against but provide greater clarity of the general character of the site.
- 3.23 Performance for each site is summarised in a concise report, with RAG rating and details of their suitability, availability, and achievability outcomes. All SHELAA sites are also plotted digitally and displayed on an interactive GIS map to provide additional spatial context. The most up-to-date assessment outcomes can be viewed in the Site Performance Summaries document. The GIS map is viewable here: <https://chelmsford.gov.maps.arcgis.com/apps/webappviewer/index.html?id=d5bae70913a14999b423522592e3cd62>

Stage 5: Refinement of Sites

- 3.24 A refinement of sites will be undertaken by the Council to ensure that the final site performance summaries are accurate.
- 3.25 Dependent on the findings from the assessment undertaken within Stage 4, there are instances whereby further information may be sought, or additional information inputs identified. Though not exhaustive, the list below identifies such instances:
- When the Council is in the process of drafting a Local Plan or Local Plan Review, feedback from statutory consultations will be incorporated;
 - Where a site has been identified as requiring assessment from the Minerals and Waste Planning Authority, feedback from this authority will be incorporated;

- If a SHELAA site is selected as an allocation option, an external consultant will undertake a Sustainability Appraisal. The outcomes of that appraisal will then be incorporated;
- If additional investigation is sought from specialist officers, then their assessments will be incorporated.

4. Uses of SHELAA outcomes

- 4.1 The purpose of the SHELAA is not to allocate land for future development. The assessment helps officers and Members make their own informed decisions of where to allocate future development.
- 4.2 The assessment does this by highlighting areas of likely deliverable land. This is a particularly useful feature when looking at how the Council's Housing and Employment targets are going to be met within the plan period, and further into the future, as the assessment offers an indicator of how many dwellings could possibly be delivered, what size site is needed and whether the type of development would likely be viable or not.
- 4.3 Additionally, the assessment acts as a sieve to filter through sites that could be eligible to be added onto the Council's Part 1 of the Brownfield Register. If the assessment deems the site to be predominantly previously developed land, an officer will review the site against the Brownfield Register Regulations to see if it is eligible to be added to the register.



Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2024

Part 4 of 9
Criteria Note
October 2024

CRITERIA NOTE

How to use this Criteria Note

This Criteria Note has been prepared to explain how SHELAA sites are assessed.

It sets out the Suitability, Availability and Achievability criteria that are used to assess the SHELAA sites based upon their determined proposed use.

The document is split into sections that cover:

- Policy background
- Pre-assessment checks
- Policy restrictions
- Criteria, and
- RAG rating categorisation

You can use this document to see how a SHELAA site has been assessed or to gauge how a site will be assessed in the future*.

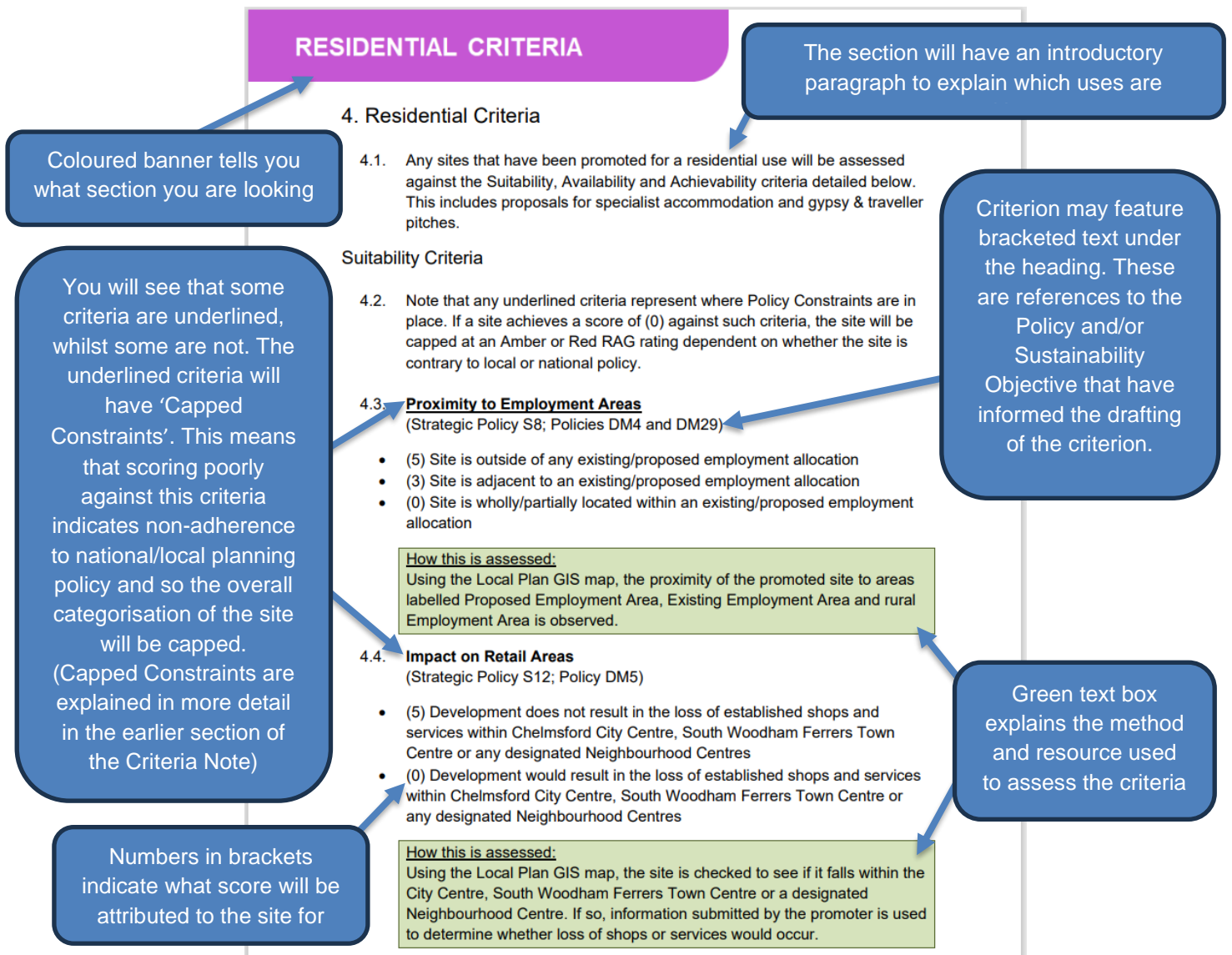
To do this, you will first need to make a note of the proposed use of the site. This needs to be one of the following:

- Residential
- Employment
- Retail
- Community Facility
- Mixed Use
- Renewable Energy Generation

If the site has been assessed in the SHELAA before, you can find the proposed use in the top section of the site performance summary of the site.

The Criteria Note features a section dedicated to each proposed use which details the criteria used to assess the Suitability, Availability and Achievability of sites of this proposed use.

Taking the 'Residential' proposed use as an example, the annotated extract below explains how to interpret the criteria.



There is a short segment that follows the list of Suitability/Availability/Achievability criteria respectively to explain how the tallied score of these will be interpreted as a RAG rating. Be aware that if the site has scored poorly against any of the underlined criteria, this may result in a capped RAG rating for Suitability/Availability/Achievability performance, as appropriate. Please refer to the section titled 'Capped Constraints' for more details.

At the end of the Criteria Note, the section on 'Overall Scores & Site Categorisation' provides detail on how the performance against Suitability, Availability and Achievability determine the overall RAG rating categorisation for the site. The section also explains how each colour RAG rating can be interpreted.

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1. Overview

- 1.1. The Strategic Housing and Employment Availability Assessment (SHELAA) is a desk-based assessment that, in line with the NPPF and PPG guidance, scores sites promoted for development against Suitability, Availability and Achievability criteria. Based on performance, a RAG rating process is then used to determine whether a site is likely deliverable (Green), developable (Yellow), or neither (Amber if constraints are mitigable, or Red if non-mitigable).
- 1.2. Site promoters can propose a whole range of uses for a site including residential, employment, retail, community facilities, renewable power generation or a mix of all the above. The criteria for which the site is assessed against is dependent on the proposal¹.
- 1.3. The Suitability criteria for each promoted use are assessed predominantly using GIS maps in conjunction with information provided by the site promoter. Details of how each criterion is assessed and where relevant maps can be viewed are provided against each criterion.
- 1.4. Availability and Achievability are assessed using information provided by site promoters within a site submission in relation to ownership, legal constraints, relocation of uses and timescales for delivery. The viability aspect of the Achievability criteria is predominantly assessed using the typology appraisals within the SHELAA Viability Study.
- 1.5. All criteria have been developed based upon policy requirements set out within the NPPF and Chelmsford's Local Plan, including the supporting Integrated Impact Assessment to ensure sustainable development is favoured. Where appropriate, additional constraints are also in place to either discount non-developable land from a site assessment or to cap a site's overall performance where policy non-compliances are not mitigable.
- 1.6. This Criteria Note sets out the Suitability, Availability and Achievability criteria for which each proposed use is assessed against – including applicable constraints – and identifies which National Policies, Local Plan

¹ Note: Sites are assessed individually with the area of assessment defined by the red line boundary provided by the promoter. If two or more adjoining SHELAA sites come forward for development at a later stage, then any in combination effects are identified and appropriately addressed with stakeholders at that stage.

Policies and Sustainability Objectives are reflected within the assessment.

2. Pre-Assessment Checks

- 2.1. Prior to assessing sites against the Suitability, Availability and Achievability criteria detailed in the next section, the catalogue of sites is checked to ensure sites are suitable to be assessed.
- 2.2. This involves checking whether the site features within the Brownfield Register, checking the site's planning history, and checking whether the site features a hazard to human health.

Brownfield Register

- 2.3. Regulation 4 of The Town and Country Planning (Brownfield Land Register) Regulations 2017 sets out that as part of the criteria to be on the Brownfield Register, a site must be suitable, available, and achievable for residential development.
- 2.4. As such, any SHELAA sites promoted for residential use that are identified to be on Chelmsford's Brownfield Register are automatically considered to be suitable, available and achievable and will be categorised as either Yellow or Green dependent upon identified policy compliancy and constraints.
- 2.5. Note however, that this is not to say that sites determined as suitable, available and achievable within this assessment are to be added to the Brownfield Register. There are additional strict criteria that a site must meet to feature on the Brownfield Register, set out in legislation, and this is dealt with in a separate assessment.

Planning History

- 2.6. The purpose of the SHELAA is to identify land within the administrative area that may be suitable, available and achievable for future development. The catalogue of SHELAA sites is therefore checked for both permitted and refused planning applications as this helps to identify the following:
 - If a whole or part of a SHELAA site has live planning permission and development is underway then the whole/part of the site being developed is removed from the SHELAA. Note that just having planning permission is not enough to remove a site from the SHELAA as development does not always commence and permissions can expire.

- If a site has had a planning application refused, the reasons for refusal may indicate that the site is unsuitable for development. In this scenario, the unsuitability of the site will be reflected within the assessment scores.

Hazards to Human Health

- 2.7. For sites proposed for residential, employment, retail uses, if any portion of the site lies within land considered to be a hazard to human health, this part of the site will be discounted from the SHELAA assessment.
- 2.8. Land is a hazard to human health if it features one or more of the following: gas pipelines, electricity towers, electricity substations, gas installation buffers, gas pipeline feeders, high pressure gas pipelines, gas pipeline buffers and oil pipelines. The location of the pipelines and buffers are as determined by the Health and Safety Executive's Planning Advice for Developments near Hazardous Installations (PADHI).
- 2.9. After the hazard to human health areas are discounted, the remaining portion of the site is to be assessed against the Suitability, Availability and Achievability criteria covered within the latter portion of this note.

3. Capped Constraints

- 3.1. In assessing the Achievability of a site, two criteria are considered: viability and timescale for delivery. Should a site be considered likely unviable, then it will be capped at Amber as this is viewed as a moderate constraint that would require mitigation. In terms of deliverability, if the site has an anticipated development time that exceeds 5 years, then the site will be capped at Yellow as it would be considered developable rather than deliverable in accordance with the NPPF definitions.
- 3.2. In assessing the Suitability of a site, if any part of the site meets one or more criterion listed below, the site's RAG rating will be capped at Red if the constraint is contrary with national policy, and Amber if the constraint goes against local policy. The purpose of this is to ensure that promoted sites that will not/cannot be compliant with national policy or Chelmsford's Local Plan policies are not identified as deliverable or developable sites.

National Policy Constraints

- 3.3. If any part of a SHELAA site meets one or more of the following criteria, the site will be attributed a Red RAG rating:
 - Site lies within the Green Belt
(NPPF section 13, Integrated Impact Assessment Objectives 1 and 14, Strategic Policy S11; Policies DM6)
 - Site lies within one of the following international or national designated site of importance for biodiversity: Site of Special Scientific Interest (SSSI), Ancient Woodland, Special Protection Area (SPA), Special Area of Conservation (SAC) or a Ramsar Site
(NPPF section 15, Integrated Impact Assessment Objectives 1 and 14; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

Local Policy Constraints

- 3.4. Providing a national policy constraint has not been identified, if any part of a SHELAA site meets one or more of the following criteria, the site will be attributed an Amber RAG rating:
 - Where a site proposed for a non-employment use lies within an existing/proposed employment area
(Integrated Impact Assessment Objective 3; Strategic Policy S8; Policy DM4)

- Site is in excess of 400m walking distance from any existing/proposed public transport services
(Integrated Impact Assessment Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)
- Where a site has identified constraints that would prevent the implementation of a vehicle access route to the site
(Integrated Impact Assessment Objective 6; Strategic Policies S9 and S10; Policy DM20)
- Site lies within an area of defined Open Space
(Integrated Impact Assessment Objective 5; Policies DM21, DM24 and DM26)
- Site lies within the Green Wedge
(Integrated Impact Assessment Objective 14; Strategic Policy S11; Policy DM7)
- Where a site is promoted for a residential use but features a neighbouring constraint in the form of an adjacent employment/industrial use or an adjacent major road or dual carriageway, where there is no potential to mitigate impacts of these uses
(Integrated Impact Assessment Objective 5; Policy DM29)
- Where development is proposed for a residential use but is in excess of 2km walking distance from Chelmsford City Centre or South Woodham Ferrers Town Centre and in excess of 2km walking distance away from any one of the following key services: GP surgery, school, convenience goods store
(Integrated Impact Assessment Objectives 4, 5 and 6; Strategic Policies S5 and S7)
- Where the promoted use of the site would result in the loss of a community facility such as a school, GP surgery, place of worship, or a sports and leisure facility
(Integrated Impact Assessment Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

3.5. In exceptional circumstances, there may be additional constraints not listed above that may result in the performance of a site to be capped. Any such instances will be detailed within the relevant site assessment sheet.

4. Residential Criteria

- 4.1. Any sites that have been promoted for a residential use will be assessed against the Suitability, Availability and Achievability criteria detailed below.

Suitability Criteria

- 4.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

- 4.3. **Proximity to Employment Areas**
(Strategic Policy S8; Policies DM4 and DM29)

- (5) Site is outside of any existing/proposed employment allocation
- (3) Site is adjacent to an existing/proposed employment allocation
- (0) Site is wholly/partially located within an existing/proposed employment allocation

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas labelled Proposed Employment Area, Existing Employment Area and rural Employment Area is observed.

- 4.4. **Impact on Retail Areas**
(Strategic Policy S12; Policy DM5)

- (5) Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres
- (0) Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres

How this is assessed:

Using the Local Plan GIS map, the site is checked to see if it falls within the City Centre, South Woodham Ferrers Town Centre or a designated Neighbourhood Centre. If so, information submitted by the promoter is used to determine whether loss of shops or services would occur.

- 4.5. **Proximity to the Workplace**
(Integrated Impact Assessment Objective 3; Strategic Policies S7 and S8)

- (5) Site is within 2km walking distance of an employment allocation
- (0) Site is in excess of 2km walking distance of an employment allocation

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a Proposed Employment Area, Existing Employment Area or Rural Employment Area.

4.6. **Public Transport**

(Integrated Impact Assessment Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

4.7. **PROW and Cycling Connectivity**

(Integrated Impact Assessment Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

4.8. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

4.9. **Impact on Designated Heritage Assets**

(Integrated Impact Assessment Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- 4.10. (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (<https://historicengland.org.uk/listing/the-list/>) is used to observe the proximity of the site to any Listed Buildings.

4.11. **Impact on Non-Designated Heritage Assets**

(Integrated Impact Assessment Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

4.12. **Impact on Archaeological Assets**

(Integrated Impact Assessment Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

4.13. **Mineral and Waste Constraints**

(Integrated Impact Assessment Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

4.14. **Impact on Areas of Defined Open Space**

(Integrated Impact Assessment Objective 5; Policies DM21, DM24 and DM26)

'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

4.15. **Impact on the Green Belt and Green Wedge**

(NPPF section 13, Integrated Impact Assessment Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

4.16. **Land Classification**

(Integrated Impact Assessment Objective 7; Strategic Policies S4, S7, S8) *Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)*

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

4.17. **Impact on Protected Natural Features**

(NPPF section 15, Integrated Impact Assessment Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres from the boundary of Ancient Woodland or is within 15 metres from the boundary of Ancient Woodland.

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

4.18. Impact on Flood Risk

(Integrated Impact Assessment Objective 9; Strategic Policies S2 and S9; Policy DM18)

Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

4.19. Impact on Air Quality Management Areas

(Integrated Impact Assessment Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

4.20. Ground Condition Constraints

(Integrated Impact Assessment Objective 7; Policy DM30)

The type and level of contamination identified on site provides an indication

as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:

Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

4.21. **Neighbouring Constraints**

(Integrated Impact Assessment Objective 5; Policy DM29)

For the purpose of this assessment, a site has a neighbouring constraint if existing B2 or B8 use classes are present on or adjacent to the site; if existing sports venues that have large spectator capacity (the racecourse, cricket stadium and Melbourne stadium in particular) are adjacent to the site; or if a major road or dual carriageway runs adjacent to the site.

- (5) Site has no neighbouring constraints
- (3) Site has neighbouring constraints with potential for mitigation
- (0) Site has neighbouring constraints with no potential for mitigation

How this is assessed:

The SHELAA submission form asks for details of current uses on and adjacent to the promoted site. The information provided by the site promoter in addition to using GIS maps with aerial photos enable the proximity of the promoted site to unsuitable neighbours to be observed. It is assumed, for the benefit of doubt, that there is potential for mitigation unless a B2/B8 use sits on or adjacent to the site or that a major road/dual carriageway runs adjacent to the site.

4.22. **Proximity to Key Services**

(Integrated Impact Assessment Objectives 4 and 5; Strategic Policies S5 and S7)

Key services include: GP surgeries, mainstream non-selective state funded primary or secondary schools, and supermarkets/convenience goods stores

- (5) Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre
- (3) Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre

- (0) Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre

How this is assessed:

Using the Local Plan GIS map, the analytics feature showing walking distances from a promoted site is utilised to observe the proximity of the site to GP surgeries, mainstream non-selective state-funded schools, and convenience stores.

4.23. **Impact on Community Facilities**

(Integrated Impact Assessment 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

4.24. The maximum 'Suitability' score for sites assessed under the Residential Criteria is 100 (i.e. 20 criteria applied, each with a maximum score of 5).

Unless a capped constraint determines otherwise, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

4.25. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

4.26. **Ownership**

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

4.27. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

4.28. **Legal Constraints**

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

4.29. The maximum unweighted 'Availability' score for sites assessed under the Residential Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

4.30. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always

be explained fully within the relevant site's output report.

Achievability Criteria

4.31. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely viable, marginal, or likely unviable, the appropriate category is attributed to the site.

4.32. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

4.33. The maximum unweighted 'Achievability' score for sites assessed under the Residential Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

4.34. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

5. Employment Criteria

- 5.1. Any sites that have been promoted for an employment use will be assessed against the Suitability, Availability and Achievability criteria detailed below. For the purpose for this assessment, this includes proposals for hotels and travelling show person sites.

Suitability Criteria

- 5.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

5.3. **Public Transport**

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

5.4. **PROW and Cycling Connectivity**

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

5.5. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site

- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

5.6. Strategic Road Access

(Sustainability Appraisal Objective 6, Strategic Policies S7 and S9)

- (5) Site has direct access to or is adjacent to the strategic road network
- (4) Site has direct access to or is adjacent to a primary road network
- (2) Site has direct access to or is adjacent to a safeguarded trunk road or B-road
- (0) Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects or can be connected to the site and if so, what type of road network this is.

5.7. Impact on Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- 5.8. (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (<https://historicengland.org.uk/listing/the-list/>) is used to observe the proximity of the site to any Listed Buildings.

5.9. **Impact on Non-Designated Heritage Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

5.10. **Impact on Archaeological Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

5.11. **Mineral and Waste Constraints**

(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment

- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

5.12. **Impact on Areas of Defined Open Space**

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)

‘Other’ Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or ‘Other’ Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or ‘Other’ Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or ‘Other’ Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

5.13. **Impact on the Green Belt and Green Wedge**

(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

5.14. **Land Classification**

(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)

Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

5.15. Impact on Protected Natural Features

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres from the boundary of Ancient Woodland.

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

5.16. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)

Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1

- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

5.17. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

5.18. Ground Condition Constraints

(Sustainability Appraisal Objective 7; Policy DM30)

The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:

Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

5.19. Impact on Community Facilities

(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

- (3) Development would put additional strain on but not result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

5.20. The maximum 'Suitability' score for sites assessed under the Employment Criteria is 80 (i.e. 16 criteria applied, each with a maximum score of 5).

Unless a capped constraint determines otherwise, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

5.21. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

5.22. **Ownership**

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

5.23. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

5.24. Legal Constraints

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

5.25. The maximum unweighted 'Availability' score for sites assessed under the Employment Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

5.26. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

5.27. Viability

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely

viable, marginal, or likely unviable, the appropriate category is attributed to the site.

5.28. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

5.29. The maximum unweighted 'Achievability' score for sites assessed under the Employment Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

5.30. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

6. Retail Criteria

- 6.1. Any sites that have been promoted for a retail use will be assessed against the Suitability, Availability and Achievability criteria detailed below.

Suitability Criteria

- 6.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

6.3. **Public Transport**

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

6.4. **PROW and Cycling Connectivity**

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

6.5. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

6.6. Impact on Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- 6.7. (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (<https://historicengland.org.uk/listing/the-list/>) is used to observe the proximity of the site to any Listed Buildings.

6.8. Impact on Non-Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

6.9. **Impact on Archaeological Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

6.10. **Mineral and Waste Constraints**

(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

6.11. **Impact on Areas of Defined Open Space**

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)

'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

6.12. **Impact on the Green Belt and Green Wedge**

(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

6.13. **Land Classification**

(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)
Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

6.14. **Impact on Protected Natural Features**

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic

Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres from the boundary of Ancient Woodland

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

6.15. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)

Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

6.16. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

6.17. Ground Condition Constraints

(Sustainability Appraisal Objective 7; Policy DM30)

The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:

Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

6.18. Impact on Community Facilities

(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

6.19. The maximum 'Suitability' score for sites assessed under the Retail Criteria is 75 (i.e. 15 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

6.20. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

6.21. **Ownership**

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

6.22. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

6.23. **Legal Constraints**

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

6.24. The maximum unweighted 'Availability' score for sites assessed under the Retail Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

6.25. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

6.26. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely viable, marginal, or likely unviable, the appropriate category is attributed to the site.

6.27. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

6.28. The maximum unweighted 'Achievability' score for sites assessed under the Retail Criteria is 10 (i.e. 2 criteria applied, each with a maximum score

of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

6.29. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

7. Community Facility Criteria

- 7.1. Any sites that have been promoted for a community facility will be assessed against the Suitability, Availability and Achievability criteria detailed below. For the purpose for this assessment, this includes proposals for education, healthcare, places of worship, sports, leisure, or recreation facilities.

Suitability Criteria

- 7.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

- 7.3. **Proximity to Employment Areas**
(Strategic Policy S8; Policies DM4 and DM29)

- (5) Site is outside of any existing/proposed employment allocation
- (3) Site is adjacent to an existing/proposed employment allocation
- (0) Site is wholly/partially located within an existing/proposed employment allocation

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas labelled Proposed Employment Area, Existing Employment Area and rural Employment Area is observed.

- 7.4. **Impact on Retail Areas**
(Strategic Policy S12; Policy DM5)

- (5) Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres
- (0) Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres

How this is assessed:

Using the Local Plan GIS map, the site is checked to see if it falls within the City Centre, South Woodham Ferrers Town Centre or a designated Neighbourhood Centre. If so, information submitted by the promoter is used to determine whether loss of shops or services would occur.

- 7.5. **Public Transport**
(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

7.6. PROW and Cycling Connectivity

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

7.7. Vehicle Access

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

7.8. Impact on Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets

- 7.9. (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (<https://historicengland.org.uk/listing/the-list/>) is used to observe the proximity of the site to any Listed Buildings.

7.10. **Impact on Non-Designated Heritage Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

7.11. **Impact on Archaeological Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

7.12. **Mineral and Waste Constraints**

(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area

- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

7.13. **Impact on Areas of Defined Open Space**

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)
‘Other’ Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or ‘Other’ Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or ‘Other’ Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or ‘Other’ Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

7.14. **Impact on the Green Belt and Green Wedge**

(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge

- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

7.15. Land Classification

(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)

Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

7.16. Impact on Protected Natural Features

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres from the boundary of Ancient Woodland.

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

7.17. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)

Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

7.18. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

7.19. Ground Condition Constraints

(Sustainability Appraisal Objective 7; Policy DM30)

The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:

Using the Council's Environmental Restrictions GIS map, the proximity of

the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

7.20. **Impact on Community Facilities**

(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

7.21. The maximum 'Suitability' score for sites assessed under the Community Facility Criteria is 85 (i.e. 17 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

7.22. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

7.23. **Ownership**

- (5) Held by developer/willing owner/public sector

- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

7.24. Land Condition

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

7.25. Legal Constraints

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

7.26. The maximum unweighted 'Availability' score for sites assessed under the Community Facility Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

7.27. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

7.28. Viability

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Viability for this use is determined based upon supporting documentation provided by promoters. Where this is not provided or there is an undetermined outcome, viability is deemed marginal and further viability testing is recommended if site comes forward.

7.29. Timescale for Deliverability

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

7.30. The maximum unweighted 'Achievability' score for sites assessed under the Community Facility Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

7.31. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

8. Mixed Uses Criteria

- 8.1. Any sites that have been promoted for a mix of residential and at least one of: employment, retail or community facility use, will be assessed against the Suitability, Availability and Achievability criteria detailed below.

Suitability Criteria

- 8.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

8.3. **Proximity to Employment Areas**

(Strategic Policy S8; Policies DM4 and DM29)

- (5) Site is outside of any existing/proposed employment allocation
- (3) Site is adjacent to an existing/proposed employment allocation
- (0) Site is wholly/partially located within an existing/proposed employment allocation

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas labelled Proposed Employment Area, Existing Employment Area and rural Employment Area is observed.

8.4. **Impact on Retail Areas**

(Strategic Policy S12; Policy DM5)

- (5) Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres
- (0) Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres

How this is assessed:

Using the Local Plan GIS map, the site is checked to see if it falls within the City Centre, South Woodham Ferrers Town Centre or a designated Neighbourhood Centre. If so, information submitted by the promoter is used to determine whether loss of shops or services would occur.

8.5. **Proximity to the Workplace**

(Sustainability Appraisal Objective 3; Strategic Policies S7 and S8)

- (5) Site is within 2km walking distance of an employment allocation
- (0) Site is in excess of 2km walking distance of an employment allocation

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a Proposed Employment Area, Existing Employment Area or Rural Employment Area.

8.6. **Public Transport**

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

8.7. **PROW and Cycling Connectivity**

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

8.8. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

8.9. Strategic Road Access

(Sustainability Appraisal Objective 6, Strategic Policies S7 and S9)

- (5) Site has direct access to or is adjacent to the strategic road network
- (4) Site has direct access to or is adjacent to a primary road network
- (2) Site has direct access to or is adjacent to a safeguarded trunk road or B-road
- (0) Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects or can be connected to the site and if so, what type of road network this is.

8.10. Impact on Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- 8.11. (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (<https://historicengland.org.uk/listing/the-list/>) is used to observe the proximity of the site to any Listed Buildings.

8.12. Impact on Non-Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated

Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

8.13. Impact on Archaeological Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

8.14. Mineral and Waste Constraints

(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm

whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

8.15. Impact on Areas of Defined Open Space

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)
'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

8.16. Impact on the Green Belt and Green Wedge

(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

8.17. Land Classification

(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)
Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the

NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

8.18. Impact on Protected Natural Features

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres form the boundary of Ancient Woodland.

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

8.19. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)

Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

8.20. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

8.21. Ground Condition Constraints

(Sustainability Appraisal Objective 7; Policy DM30)

The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:

Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

8.22. Neighbouring Constraints

(Sustainability Appraisal Objective 5; Policy DM29)

For the purpose of this assessment, a site has a neighbouring constraint if existing B2 or B8 use classes are present on or adjacent to the site; if existing sports venues that have large spectator capacity (the racecourse, cricket stadium and Melbourne stadium in particular) are adjacent to the site; or if a major road or dual carriageway runs adjacent to the site.

- (5) Site has no neighbouring constraints
- (3) Site has neighbouring constraints with potential for mitigation
- (0) Site has neighbouring constraints with no potential for mitigation

How this is assessed:

The SHELAA submission form asks for details of current uses on and adjacent to the promoted site. The information provided by the site promoter in addition to using GIS maps with aerial photos enable the proximity of the promoted site to unsuitable neighbours to be observed. Given the nature of mixed use sites, it is assumed in this assessment, for the benefit of doubt, that unless the constraint surrounds the boundary of the site, mitigation is possible.

8.23. **Proximity to Key Services**

(Sustainability Appraisal Objectives 4 and 5; Strategic Policies S5 and S7)
Key services include: GP surgeries, mainstream non-selective state funded primary or secondary schools, and supermarkets/convenience goods stores

- (5) Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre
- (3) Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre
- (0) Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre

How this is assessed:

Using the Local Plan GIS map, the analytics feature showing walking distances from a promoted site is utilised to observe the proximity of the site to GP surgeries, mainstream non-selective state-funded schools, and convenience stores.

8.24. **Impact on Community Facilities**

(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal.

Suitability Scoring

- 8.25. The maximum 'Suitability' score for sites assessed under the Mixed Use Criteria is 105 (i.e. 21 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

8.26. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

8.27. **Ownership**

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

8.28. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

8.29. **Legal Constraints**

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

- 8.30. The maximum unweighted 'Availability' score for sites assessed under the Mixed Use Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:
- Sites scoring 80% or over are Green
 - Sites scoring 40%-79% are Yellow
 - Sites scoring less than 40% are Amber
- 8.31. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

8.32. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely viable, marginal, or likely unviable, the appropriate category is attributed to the site. For uses that are not featured within the Viability Study, viability is determined based upon supporting documentation provided by promoters. Where this is not provided or there is an undetermined outcome, viability is deemed marginal and further viability testing is recommended if site comes forward.

8.33. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

- 8.34. The maximum unweighted 'Achievability' score for sites assessed under the Mixed Use Criteria is 10 (i.e. 2 criteria applied, each with a maximum

score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

8.35. In exceptional circumstances, achievability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

9. Renewable Power Generation Criteria

- 9.1. Any sites that have been promoted for a renewable power generation facility will be assessed against the Suitability, Availability and Achievability criteria detailed below. This includes proposals from solar farms, wind farms, biomass farms or hydroelectric generation.

Suitability Criteria

- 9.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

9.3. **Public Transport**

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

9.4. **PROW and Cycling Connectivity**

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

9.5. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site

- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

9.6. Strategic Road Access

(Sustainability Appraisal Objective 6, Strategic Policies S7 and S9)

- (5) Site has direct access to or is adjacent to the strategic road network
- (4) Site has direct access to or is adjacent to a primary road network
- (2) Site has direct access to or is adjacent to a safeguarded trunk road or B-road
- (0) Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects or can be connected to the site and if so, what type of road network this is.

9.7. Impact on Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- 9.8. (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (<https://historicengland.org.uk/listing/the-list/>) is used to observe the proximity of the site to any Listed Buildings.

9.9. Impact on Non-Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14

and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

9.10. Impact on Archaeological Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

9.11. Mineral and Waste Constraints

(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is

permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

9.12. **Impact on Areas of Defined Open Space**

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)

'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

9.13. **Impact on the Green Belt and Green Wedge**

(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

9.14. **Land Classification**

(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)

Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

9.15. **Impact on Protected Natural Features**

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, Ancient Woodland including ancient and veteran trees and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features or is within 15 metres from the boundary of Ancient Woodland.

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

9.16. **Impact on Flood Risk**

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)

Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3

- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

9.17. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

9.18. Neighbouring Constraints

(Sustainability Appraisal Objective 5; Policies DM29 and DM30)

For the purpose of this assessment, renewable power generation is considered to have possible adverse effects if a neighbouring use consists of residential development or community facilities

- (5) Site is unlikely to have an adverse effect on neighbouring uses
- (3) Site is likely to have an adverse effect on neighbouring uses with potential for mitigation
- (0) Site is likely to have an adverse effect on neighbouring uses with no potential for mitigation

How this is assessed:

The SHELAA submission form asks for details of current uses on and adjacent to the promoted site. The information provided by the site promoter in addition to using GIS maps with aerial photos enable the proximity of the promoted site to unsuitable neighbours to be observed.

9.19. Impact on Community Facilities

(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

9.20. The maximum 'Suitability' score for sites assessed under the Renewable Power Generation Criteria is 80 (i.e. 16 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

9.21. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

9.22. **Ownership**

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

9.23. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use

- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

9.24. **Legal Constraints**

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

9.25. The maximum unweighted 'Availability' score for sites assessed under the Renewable Power Generation Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

9.26. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

9.27. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Viability for this use is determined based upon supporting documentation provided by promoters. Where this is not provided or there is an undetermined outcome, viability is deemed marginal and further viability testing is recommended if site comes forward.

9.28. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

9.29. The maximum unweighted 'Achievability' score for sites assessed under the Renewable Power Generation Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

9.30. In exceptional circumstances, achievability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

10. Overall Scores and Site Categorisation

- 10.1. Sites will each be RAG rated based upon their performance against the SHELAA criteria. A summary of the categorisation features in Table 1 below:

Table 1: SHELAA RAG Rating Summary

| | |
|--------|--|
| Red | Site is contrary to national policy and/or faces significant constraints or adverse impacts that cannot be mitigated. |
| Amber | Site scores poorly against criteria, is contrary to local policy, and faces moderate constraints that would require mitigation. |
| Yellow | Site scores well against criteria but has some characteristics contrary to local policy. Site faces minor constraints that would require mitigation. Site is considered developable. |
| Green | Site scores highly against criteria and demonstrates compliance with national and local policy. Site faces minimal constraints and is considered deliverable. |

- 10.2. The process of attributing a RAG rating is a two-step process. Firstly, each site will receive an individual RAG rating for their Suitability, Availability and Achievability performance, as explained within the criteria above. The purpose of this step is to flag up where the strengths and weaknesses fall within each site.
- 10.3. The second step is to determine an overall RAG rating for the site. This is determined by taking the Suitability, Availability and Achievability RAG ratings, and identifying the least favourable colour of the three as detailed in Table 2 below:

Table 2: SHELAA Site Categorisation

| Site Rating | Permutation | Suitability Rating | Availability Rating | Achievability Rating |
|-------------|-------------|---------------------------|---------------------------|---------------------------|
| Red | 1 | Red | Red/ Amber/ Yellow/ Green | Red/ Amber/ Yellow/ Green |
| | 2 | Red/ Amber/ Yellow/ Green | Red | Red/ Amber/ Yellow/ Green |
| | 3 | Red/ Amber/ Yellow/ Green | Red/ Amber/ Yellow/ Green | Red |
| Amber | 4 | Amber | Amber/ Yellow/ Green | Amber/ Yellow/ Green |
| | 5 | Amber/ Yellow/ Green | Amber | Amber/ Yellow/ Green |
| | 6 | Amber/ Yellow/ Green | Amber/ Yellow/ Green | Amber |
| Yellow | 7 | Yellow | Yellow/ Green | Yellow/ Green |
| | 8 | Yellow/ Green | Yellow | Yellow/ Green |
| | 9 | Yellow/ Green | Yellow/ Green | Yellow |
| Green | 10 | Green | Green | Green |

Note: Colours highlighted in bold are definitive in determining the category band of a site.



Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2024

Part 5 of 9
Viability Study

October 2024



Chelmsford
City Council

APPENDIX 2

Viability Study

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1. Introduction

- 1.1. The NPPF requires that policy-making authorities have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. Chelmsford City Council have therefore developed a Strategic Housing and Employment Land Availability Assessment (SHELAA).
- 1.2. The SHELAA is a desktop assessment that gauges the suitability, availability, and achievability of promoted sites through assessment against robustly developed criteria.
- 1.3. The outputs of the SHELAA are considered alongside additional evidence base material to aid selection of sites to come forward for allocation within Chelmsford's Local Plan.

2. Background

- 1.1. HDH Planning and Development Ltd were commissioned by Chelmsford City Council to produce the Local Plan Viability Study Including CIL Viability Review January 2018 and commissioned again to produce a subsequent Viability Study to support the Review of the Local Plan – Local Plan Viability Update published in August 2023.
- 1.2. These studies establish and financially appraise a range of residential and non-residential typologies to determine the likeliness of development viability. The results of the studies allow officers to assess the deliverability of sites coming forward for development in the Local Plan period.
- 1.3. HDH Planning and Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors. Consequently, they have had regard to two principal pieces of relevant legislation - Financial viability in planning: conduct and reporting RICS professional statement England (1st Edition, May 2019) and Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE (RICs, 1st edition, March 2021). The same principles have been applied followed in this assessment.
- 1.4. Chelmsford City Council have produced this Viability Study to draw from the Local Plan Viability Update (August 2023).
- 1.5. When assessing the achievability aspect of a site, Planning Practice Guidance advises that:
“A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site”.
- 1.6. The results determined within this viability study have therefore been used to inform the economic viability aspect of the SHELAA.

1.7. Where any assumptions or recommendations not specifically mentioned in this report, it is advisable to refer to the Local Plan Viability Update for an explanation as to how these have been determined.

3. Methodology

3.1. This Viability Study applies the same methodology as the HDH Planning and Development Ltd studies, which in turn applies the Harman Guidance¹, with the typical valuation formula detailed in Figure 1 below.

Figure 1: Viability Methodology

$$\begin{array}{c} \textbf{Gross Development Value} \\ \text{(The combined value of the complete development)} \\ \\ \text{LESS} \\ \\ \textbf{Cost of creating the asset, including a profit margin} \\ \text{(Construction + fees + finance charges)} \\ \\ = \\ \\ \textbf{RESIDUAL VALUE} \end{array}$$

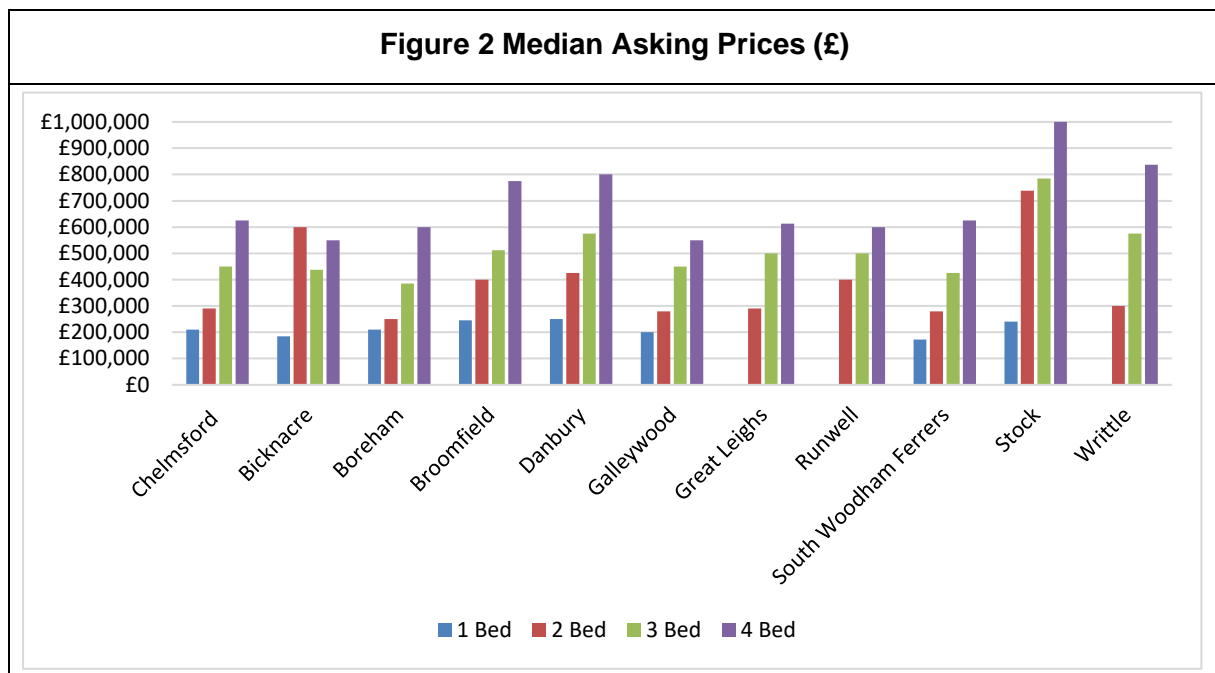
Source: HDH 2023

With permission from HDH Planning and Development Ltd, this study has utilised the same viability modelling software as that used in the Local Plan Viability. The source of information will be made clear throughout.

1. Viability Testing Local Plans – Advice for planning practitioners, LGA/HBF – Sir John Harman, June 2012 (known as the Harman Guidance)

4. Residential Market

4.1. Consistent with the Local Plan Viability Study, this study considers variations within the local market, identifying the typical development locations across Chelmsford to calculate assumptive values to represent each. To understand how market values currently differ within different areas of Chelmsford, Figure 2 below shows the median asking prices in broad locations across the administrative area of Chelmsford. The below data are asking prices which reflect the seller's aspiration of value, rather than the actual value, however they are a useful indication of how prices vary across areas.



Source: Rightmove.co.uk (November 2022)

4.2. To determine the value (£/m²) to use for each residential typology when undertaking the viability testing, new-build sale prices over an 18-month period have been collected from the Land Registry along with each new-build dwelling's gross internal area (GIA) taken from its Environmental Performance Certificate (EPC) – see Appendix 2. A summary of the findings can be seen in Table 1 below.

| Table 1: Chelmsford Newbuild Sale Prices and Value per m² (sales from 01/01/2021 to 01/07/2022) | | | | | |
|---|-----------------|----------------------|-----------------|--------------|------------|
| | Detached | Semi-detached | Terraced | Flats | All |
| Count | 70 | 8 | 4 | 79 | 161 |
| Chelmsford – Price Paid | | | | | |
| Minimum | £250,000 | £216,000 | £159,750 | £185,000 | £159,750 |
| Average | £550,419 | £431,437 | £472,313 | £302,078 | £420,710 |
| Maximum | £900,000 | £525,000 | £590,000 | £460,000 | £900,000 |
| Chelmsford – Value £/m² | | | | | |
| Minimum | £1,404 | £2,805 | £2,075 | £3,315 | £1,404 |
| Average | £4,438 | £4,247 | £3,290 | £4,898 | £4,626 |
| Maximum | £10,085 | £4,792 | £3,782 | £7,500 | £10,085 |

Source: Land Registry and EPC

- 4.3. To understand how the values vary across the administrative area, Table 2 below splits the data down by parish area.

| Table 2: Chelmsford Newbuild Value per m² by Parish (sales from 01/01/2021 to 01/07/2022) | | | | | |
|---|-----------------|----------------------|-----------------|--------------|------------|
| | Detached | Semi-detached | Terraced | Flats | All |
| Boreham | | | | | |
| Count | 6 | 0 | 0 | 0 | 6 |
| Minimum | £4,427 | 0 | 0 | 0 | £4,427 |
| Average | £4,614 | 0 | 0 | 0 | £4,614 |
| Maximum | £4,876 | 0 | 0 | 0 | £4,876 |
| Broomfield | | | | | |
| Count | 1 | 2 | 0 | 0 | 3 |
| Minimum | £4,371 | £3,599 | 0 | 0 | £3,599 |
| Average | £4,371 | £3,913 | 0 | 0 | £4,066 |
| Maximum | £4,371 | £4,227 | 0 | 0 | £4,371 |
| Chelmsford Unparished Area | | | | | |
| Count | 9 | 0 | 3 | 79 | 91 |
| Minimum | £1,404 | 0 | £3,651 | £3,315 | £1,404 |
| Average | £4,447 | 0 | £3,696 | £4,898 | £4,814 |
| Maximum | £10,085 | 0 | £3,782 | £7,500 | £10,085 |
| Great Leighs | | | | | |
| Count | 28 | 1 | 0 | 0 | 29 |
| Minimum | £3,824 | £4,783 | 0 | 0 | £3,824 |
| Average | £4,472 | £4,783 | 0 | 0 | £4,483 |
| Maximum | £5,862 | £4,783 | 0 | 0 | £5,862 |
| Little Waltham | | | | | |
| Count | 23 | 5 | 1 | 0 | 29 |
| Minimum | £3,689 | £2,805 | £2,075 | 0 | £2,075 |
| Average | £4,386 | £4,273 | £2,075 | 0 | £4,287 |
| Maximum | £4,844 | £4,792 | £2,075 | 0 | £4,844 |

| Springfield | | | | | |
|--------------------|--------|---|---|---|--------|
| Count | 3 | 0 | 0 | 0 | 3 |
| Minimum | £3,867 | 0 | 0 | 0 | £3,867 |
| Average | £4,170 | 0 | 0 | 0 | £4,170 |
| Maximum | £4,455 | 0 | 0 | 0 | £4,455 |

Source: Land Registry and EPC

- 4.4. As can be seen from the data, the land registry searches only identified new-build sales in a handful of Chelmsford's parishes, and so whilst this can be useful to gauge the price uplift between existing and new-build sales across Chelmsford in general, it is difficult to utilise this data alone to generate appropriate £/m² assumptions for all areas/land types.
- 4.5. We can however gauge the difference from Figure 2 above which, consistent with the findings from the previous viability studies, shows that South Woodham Ferrers values are considerably lower than those of the rest of the administrative area.
- 4.6. The data presented above, and supplementary market information gathered by HDH Planning and Development Ltd detailed in Chapter 4 of the Local Plan Viability Update (August 2023), has led us to determine the following value assumptions to be used for viability testing the residential typologies.

| Table 4: Residential Price Assumptions (£/m²) | |
|---|--------|
| BF – Chelmsford | £4,900 |
| BF – South Woodham Ferrers | £4,500 |
| Urban Flats – Chelmsford | £5,300 |
| Large GF – Chelmsford | £4,672 |
| Large GF – South Woodham Ferrers | £4,300 |
| Medium GF – South West area | £4,900 |
| Medium GF – Elsewhere | £4,300 |
| Small GF – all areas | £5,000 |

Source: HDH (March 2023)

Affordable Housing

- 4.7. For this viability model, it has been assumed that the affordable housing tenures will consist of rented – in the form of social or affordable rent, first homes, and shared ownership. As per Local Plan policy, it is expected that schemes of 11 or more residential units will provide 35% affordable accommodation. This 35% is formed of 22% affordable/social rent, 9% first homes and 4% shared ownership.
- 4.8. HDH Planning and Development Ltd have undertaken extensive research to establish the most appropriate value assumptions for their Local Plan Viability Update. This study will be following the same value assumptions that they have derived.
- 4.9. For the first homes and shared ownership units, a value of 70% of the open market value has been assumed. Table 5 below details these assumptive values.

| Table 5: Shared Ownership & First Homes Price Assumptions (£/m²) | |
|--|--------|
| BF – Chelmsford | £3,430 |
| BF – South Woodham Ferrers | £3,150 |
| Urban Flats – Chelmsford | £3,710 |
| Large GF – Chelmsford | £3,270 |
| Large GF – South Woodham Ferrers | £3,010 |
| Medium GF – South West area | £3,430 |
| Medium GF – Elsewhere | £3,010 |
| Small GF – all areas | £3,500 |

4.10. As per the First Homes Planning Advice Note, the national price cap of £250,000 will be applied.

4.11. For the affordable rented units, a value of 55% of market value has been assumed. Table 6 below details these assumptive values.

| Table 6: Affordable Rented Price Assumptions (£/m²) | |
|---|--------|
| BF – Chelmsford | £2,695 |
| BF – South Woodham Ferrers | £2,475 |
| Urban Flats – Chelmsford | £2,915 |
| Large GF – Chelmsford | £2,570 |
| Large GF – South Woodham Ferrers | £2,365 |
| Medium GF – South West area | £2,695 |
| Medium GF – Elsewhere | £2,365 |
| Small GF – all areas | £2,750 |

4.12. Social rented accommodation is assumed to be 50% of market value. Table 7 below details these assumptive values.

| Table 7: Social Rented Price Assumptions (£/m²) | |
|---|--------|
| BF – Chelmsford | £2,450 |
| BF – South Woodham Ferrers | £2,250 |
| Urban Flats – Chelmsford | £2,650 |
| Large GF – Chelmsford | £2,336 |
| Large GF – South Woodham Ferrers | £2,150 |
| Medium GF – South West area | £2,450 |
| Medium GF – Elsewhere | £2,150 |
| Small GF – all areas | £2,500 |

Residential Typologies

4.13. Following both the Local Plan Viability Study Including CIL Review January 2018 and the previous SHELAA, an exercise has been undertaken to review the residential typologies to be viability tested.

4.14. Based upon emerging housing need and the locations of SHELAA sites that have been promoted to us, the strategic site typologies have been revised. Further,

tweaks the some of the brownfield sites have been made in order to better reflect the flatted development that is evolving in the city centre. Table 8 below provides the full list of residential typologies that feed into the SHELAA.

| Table 8: Residential Typologies | | | | | |
|--|---------------------------------------|---------------------|-----------------------------|---------------------------|-------------------------|
| No. | Typology | Units per ha | Min area needed (ha) | Gross to net ratio | Form and scale |
| 1 | Large GF – 300 units, urban edge | 35 | 12.24 | 70% | Houses only |
| 2 | Large GF – 100 units, urban edge | 35 | 4.08 | 70% | Houses only |
| 3 | Medium GF – 40 units, urban edge | 35 | 1.43 | 80% | Houses only |
| 4 | Medium GF – 20 units, urban edge | 35 (30) | 0.83 | 80% | Houses only |
| 5 | Medium GF – 12 units, urban edge | 30 | 0.50 | 80% | Houses only |
| 6 | Large BF – 125 units, urban area | 120 (65) | 2.75 | 70% | Houses and flats |
| 7 | Large BF – 50 units, urban area | 65 | 0.96 | 80% | Houses and flats |
| 8 | Medium BF – 25 units, urban area | 35 (65) | 0.48 | 80% (65%) | Houses and flats |
| 9 | Medium BF – 12 units, urban area | 65 | 0.18 | 100% | Houses only |
| 10 | Urban flats BF – 250 | 80 | 4.46 | 70% | Flats only |
| 11 | Urban flats BF – 250 HD | 160 | 1.95 | 80% | Flats only (6+ storeys) |
| 12 | Urban flats BF – 155 | 100 | 1.94 | 80% | Flats only |
| 13 | Urban flats BF – 155 HD | 160 | 1.21 | 80% | Flats only (6+ storeys) |
| 14 | Urban flats BF – 75 units, urban area | 85 | 1.10 | 80% | Flats only |
| 15 | Urban Flats BF – 35 | 80 | 0.44 | 100% | Flats only |
| 16 | Flats BF – 12 | 75 | 0.16 | 100% | Flats only |
| 17 | Small GF – 9 units, settlement edge | 30 | 0.30 | 100% | Houses only |
| 18 | Small GF – 4 units, settlement edge | 30 | 0.13 | 100% | Houses only |
| 19 | Green plot, settlement edge | 30 | 0.03 | 100% | Single house |
| 20 | Small BF – 9 units, urban area | 45 | 0.20 | 100% (90.3%) | Houses and flats |
| 21 | Small BF – 6 units, rural area | 35 (45) | 0.17 | 75% (80%) | Houses only |
| 22 | Brown plot, urban area | 30 | 0.03 | 100% | Single house |
| 23 | Strategic Greenfield | 40 | 150 | 50% | Mix of family housing |

| | | | | | |
|----|-----------------------------------|-----|-------|-----|---|
| | 1 – 3,000 | | | | as per LP Policy and SHMA |
| 24 | Strategic Greenfield 2 – 2,000 | 40 | 100 | 50% | Mix of family housing as per LP Policy and SHMA |
| 25 | Strategic Greenfield 3 – 1,500 | 35 | 85.71 | 50% | Mix of family housing as per LP Policy and SHMA |
| 26 | Large Greenfield 4 – 1,000 | 35 | 44.64 | 64% | Mix of family housing as per LP Policy and SHMA |
| 27 | Large Greenfield 5 - 500 | 35 | 28.57 | 50% | Mix of family housing as per LP Policy and SHMA |
| 28 | Strategic Brownfield – 500 | 160 | 3.47 | 90% | Flats only |

Gypsy & Traveller Pitches and Travelling Showperson's Plots

4.15. Implementation of a Gypsy & Travellers site or a Travelling Showperson's site occurs infrequently or as part of a larger development falling under an established residential or mixed-use typology. As such, for the purposes of the SHELAA, the Council will assess the viability of Gypsy & Traveller or Travelling Showperson's site proposals as part of the typology that the submission most closely relates to. This will help attain the closest and most realistic representation possible of the viability of the proposed scheme.

Older Person's Housing

4.16. PPG on housing for older and disables people covers the types of specialist housing on offer for older persons, listing these as: age-restricted general market housing; retirement living or sheltered housing; extra care housing or housing with care; and residential care homes and nursing homes.

4.17. Reflecting upon of some recently developed schemes in Chelmsford, this viability study will consider Sheltered housing and Extracare. Details of the Older Person's Housing typologies to be used for the SHELAA are detailed in Table 9 below.

| No. | Typology | Units per ha | Min area needed (ha) | Gross to net ratio | Form and scale |
|-----|-------------------|--------------|----------------------|--------------------|----------------------|
| 29 | Sheltered housing | 120 | 0.5 | 80% | 38% 1 bed, 62% 2 bed |
| 30 | Extracare | 120 | 0.5 | 70% | 45% 1 bed, 55% 2 bed |

4.18. It is acknowledged that with the care element included, these typologies will have different assumptive £/m² values to the other residential typologies. HDH

Planning and Development Ltd have established based on the current market the values in Table 10 which will be carried though in this study.

| | |
|-----------|--------|
| Sheltered | £6,300 |
| Extracare | £6,750 |

4.19. For all typologies detailed above, we will apply the net developable area assumptions detailed in Table 11 below. This is in alignment with the approach undertaken by HDH Planning and Development Ltd.

| Gross site area (ha) | Percentage net |
|----------------------|----------------|
| Less than 0.4ha | 100% |
| 0.4ha to 2ha | 80% |
| Over 2ha | 70% |

5. Non-Residential Market

5.1. Having reviewed vacancy rates, yields, rents, and the impacts of the Covid pandemic, HDH Planning and Development Ltd have generated updated typologies to cover a range of employment uses reflective of Chelmsford's economic make up. In accordance, the non-residential typologies for the SHELAA have been updated to align with these as detailed in Table 12 below.

| No. | Typology | Min area needed (ha) | Gross to net ratio | Form and scale |
|-----|-------------------------|----------------------|--------------------|--|
| 31 | Offices (Central) | 0.025 | 70% | 4 storeys, GIA 2,000m ² |
| 32 | Offices (Business Park) | 0.025 | 25% | 3 storeys, GIA 2,000m ² |
| 33 | Industrial | 1 | 40% | 1 storey, GIA 4,000m ² |
| 34 | Logistics | 1.14 | 35% | 1 storey, GIA 4,000m ² |
| 35 | Retail (Prime) | 0.19 | 80% | No provision for parking / loading space |
| 36 | Retail (Elsewhere) | 0.19 | 80% | Unspecified |
| 37 | Supermarket | 1.33 | 30% | GIA 4,000m ² |
| 38 | Retail Warehouse | 0.8 | 50% | GIA 4,000m ² |

5.2. The Council's own market data (see Appendix 3) further supports these findings and these values are deemed appropriate for use within the SHELAA. All non-residential assumptive values are detailed in Table 13 below.

| | £/m ² /year | Yield | Value (£/m ²) | Assumption |
|-------------------------|------------------------|-------|---------------------------|------------|
| Offices (Central) | £280 | 5.50% | £5,091 | £4,826 |
| Offices (Business Park) | £250 | 5.50% | £4,545 | £4,308 |
| Industrial | £130 | 5.00% | £2,600 | £2,476 |
| Logistics | £200 | 4.25% | £4,706 | £4,512 |
| Retail (Prime) | £300 | 6.25% | £4,800 | £4,518 |
| Retail (Elsewhere) | £250 | 7.00% | £3,571 | £3,338 |
| Supermarket | £250 | 4.50% | £5,556 | £5,316 |
| Retail Warehouse | £200 | 5.00% | £4,000 | £3,628 |

6. Development Costs

6.1. In addition to the assumptions detailed above, it is important to understand the costs involved to determine whether a typology is likely to be economically viable for development or not. The Council appreciate that costs will vary from site to site and it is not always possible to foresee every cost involved. However, for the purpose of the SHELAA, the costs used are evidenced to be appropriate to use to represent the typologies.

Construction Costs

6.2. The assumptive construction cost values have been derived from the Building Costs Information Service (BCIS). Cost assumptions for non-residential typologies and residential typologies are detailed below in Table 14. The appropriate BCIS median cost is used across all sites.

| Rebased to Chelmsford | | | | | | |
|--|--|--------|-----------------|--------|-----------------|---------|
| Description: Rate per m2 gross internal floor area for the building Cost including prelims. | | | | | | |
| Last updated: 11-Mar-2023 05:56 | | | | | | |
| Building function | £/m ² gross internal floor area | | | | | |
| | Mean | Lowest | Lower quartiles | Median | Upper quartiles | Highest |
| New build | | | | | | |
| 282. Factories | | | | | | |
| Generally (20) | 1,208 | 277 | 672 | 992 | 1,418 | 4,612 |
| Up to 500m2 GFA (20) | 1,543 | 988 | 1,120 | 1,308 | 1,936 | 2,635 |
| 500 to 2000m2 GFA (20) | 1,295 | 277 | 718 | 1,159 | 1,418 | 4,612 |
| Over 2000m2 GFA (20) | 1,010 | 502 | 614 | 824 | 1,117 | 2,647 |
| 282.1 Advance factories | | | | | | |
| Generally (15) | 1,062 | 493 | 826 | 1,014 | 1,293 | 1,723 |
| Up to 500m2 GFA (15) | 1,176 | 988 | 998 | 1,109 | 1,281 | 1,549 |
| 500 to 2000m2 GFA (15) | 1,141 | 493 | 956 | 1,220 | 1,318 | 1,723 |
| Over 2000m2 GFA (15) | 782 | 600 | 667 | 793 | 837 | 1,012 |
| 284. Warehouses/stores | | | | | | |
| Generally (15) | 1,053 | 417 | 637 | 845 | 1,104 | 4,855 |
| Up to 500m2 GFA (15) | 1,947 | 700 | 1,072 | 1,379 | 2,309 | 4,855 |
| 500 to 2000m2 GFA (15) | 946 | 496 | 697 | 860 | 1,084 | 1,711 |
| Over 2000m2 GFA (15) | 794 | 417 | 586 | 640 | 920 | 1,673 |
| 284.1 Advance warehouses/stores (15) | 790 | 431 | 632 | 743 | 1,006 | 1,104 |
| 284.2 Purpose built warehouses/stores | | | | | | |
| Generally (15) | 1,122 | 417 | 651 | 847 | 1,277 | 4,855 |
| Up to 500m2 GFA (15) | 2,245 | 700 | 1,341 | 1,748 | 2,850 | 4,855 |
| 500 to 2000m2 GFA (15) | 931 | 496 | 682 | 847 | 1,063 | 1,711 |
| Over 2000m2 GFA (15) | 830 | 417 | 623 | 733 | 985 | 1,669 |
| 320. Offices | | | | | | |

| | | | | | | |
|--|-------|-------|-------|-------|-------|-------|
| Generally (15) | 2,258 | 1,096 | 1,599 | 2,094 | 2,707 | 5,438 |
| Air-conditioned | | | | | | |
| Generally (15) | 2,240 | 1,305 | 1,866 | 2,147 | 2,599 | 3,821 |
| 1-2 storey (15) | 2,187 | 1,305 | 1,906 | 1,975 | 2,206 | 3,821 |
| 3-5 storey (15) | 2,157 | 1,490 | 1,720 | 2,089 | 2,600 | 2,998 |
| 6 storey or above (20) | 2,756 | 1,901 | 2,258 | 2,462 | 2,789 | 4,916 |
| Not air-conditioned | | | | | | |
| Generally (15) | 2,225 | 1,096 | 1,508 | 2,074 | 2,833 | 3,761 |
| 1-2 storey (15) | 2,295 | 1,272 | 1,548 | 2,162 | 2,833 | 3,521 |
| 3-5 storey (15) | 2,110 | 1,096 | 1,398 | 1,546 | 3,044 | 3,761 |
| 6 storey or above (25) | 2,622 | 2,039 | - | 2,709 | - | 3,028 |
| 341.1 Retail warehouses | | | | | | |
| Generally (25) | 1,022 | 513 | 771 | 916 | 1,084 | 3,032 |
| Up to 1000m2 (25) | 1,150 | 762 | 861 | 971 | 1,096 | 3,032 |
| 1000 to 7000m2 GFA (25) | 1,015 | 513 | 773 | 921 | 1,124 | 2,179 |
| 344. Hypermarkets, supermarkets | | | | | | |
| Generally (35) | 1,815 | 296 | 1,299 | 1,758 | 2,346 | 3,154 |
| Up to 1000m2 (35) | 1,852 | 1,246 | - | 1,593 | - | 2,975 |
| 1000 to 7000m2 GFA (35) | 1,840 | 296 | 1,272 | 1,943 | 2,383 | 3,154 |
| 345. Shops | | | | | | |
| Generally (30) | 1,794 | 661 | 954 | 1,468 | 2,300 | 4,595 |
| 1-2 storey (30) | 1,813 | 661 | 953 | 1,531 | 2,323 | 4,595 |
| 447. Care homes for the elderly | | | | | | |
| Generally (15) | 2,061 | 1,264 | 1,532 | 1,933 | 2,356 | 4,307 |
| 500 to 2000m2 GFA (15) | 2,458 | 1,322 | 1,350 | 2,023 | 3,426 | 4,307 |
| Over 2000m2 GFA (15) | 1,950 | 1,264 | 1,637 | 1,927 | 2,234 | 2,951 |
| 810.1 Estate housing | | | | | | |
| Generally (15) | 1,460 | 703 | 1,245 | 1,402 | 1,598 | 5,065 |
| Single storey (15) | 1,653 | 979 | 1,406 | 1,606 | 1,837 | 5,065 |
| 2-storey (15) | 1,406 | 703 | 1,217 | 1,365 | 1,536 | 3,067 |
| 3-storey (15) | 1,530 | 912 | 1,281 | 1,450 | 1,738 | 2,996 |
| 4-storey or above (15) | 3,065 | 1,494 | 2,445 | 2,731 | 4,108 | 4,549 |
| 810.11 Estate housing detached (15) | 1,909 | 1,064 | 1,486 | 1,647 | 2,046 | 5,065 |
| 810.12 Estate housing semi detached | | | | | | |
| Generally (15) | 1,468 | 857 | 1,255 | 1,434 | 1,600 | 2,697 |
| Single storey (15) | 1,633 | 1,054 | 1,416 | 1,615 | 1,799 | 2,697 |
| 2-storey (15) | 1,420 | 857 | 1,246 | 1,382 | 1,553 | 2,519 |
| 3-storey (15) | 1,414 | 1,073 | 1,141 | 1,401 | 1,597 | 2,066 |
| 810.13 Estate housing terraced | | | | | | |
| Generally (15) | 1,499 | 884 | 1,218 | 1,402 | 1,644 | 4,549 |
| Single storey (15) | 1,717 | 1,100 | 1,425 | 1,769 | 1,979 | 2,399 |
| 2-storey (15) | 1,433 | 884 | 1,206 | 1,369 | 1,575 | 3,067 |
| 3-storey (15) | 1,554 | 912 | 1,257 | 1,427 | 1,770 | 2,996 |
| 816. Flats (apartments) | | | | | | |
| Generally (15) | 1,715 | 852 | 1,424 | 1,618 | 1,930 | 5,911 |
| 1-2 storey (15) | 1,633 | 1,013 | 1,373 | 1,541 | 1,823 | 3,365 |
| 3-5 storey (15) | 1,687 | 852 | 1,418 | 1,612 | 1,912 | 3,604 |
| 6 storey or above (15) | 2,036 | 1,251 | 1,666 | 1,906 | 2,181 | 5,911 |
| 843. Supported housing | | | | | | |
| Generally (15) | 1,842 | 947 | 1,537 | 1,712 | 2,037 | 3,749 |
| Single storey (15) | 2,145 | 1,318 | 1,698 | 1,971 | 2,316 | 3,749 |
| 2-storey (15) | 1,823 | 956 | 1,517 | 1,659 | 2,022 | 3,256 |
| 3-storey (15) | 1,699 | 947 | 1,536 | 1,622 | 1,872 | 2,560 |
| 4-storey or above (15) | 1,922 | 1,163 | 1,525 | 1,807 | 1,957 | 3,600 |
| 852. Hotels (15) | 2,525 | 1,318 | 2,054 | 2,448 | 3,108 | 3,512 |
| 853. Motels (20) | 1,767 | 1,477 | - | 1,908 | - | 1,915 |
| 856.1 Dormitories (15) | 2,555 | 1,869 | 2,176 | 2,284 | 3,048 | 3,284 |
| 856.2 Students' residences, halls of residence, etc (15) | 2,195 | 1,252 | 1,959 | 2,211 | 2,438 | 3,572 |

Source: BCIS

Space and Accessibility Standards

6.3. It is assumed all new dwellings will be in accordance with the Nationally Described Space Standards.

6.4. Local Plan Policy DM1 requires provision of accessible standards. In schemes of 10 or more dwellings, 50% must meet M4(2) – accessible and adaptable dwellings. Further, in developments of 30 dwellings or more, 5% of new affordable dwellings

must be built to M4(3)(2)(b) – wheelchair accessible dwellings and serve those in affordable housing for rent.

- 6.5. It is acknowledged that provision of enhanced accessibility, wheelchair adaptability and wheelchair accessibility standards – Building Regulations M4(2), M4(3)(2)(a) and M4(3)(2)(b) respectively – can add additional cost to build. It is assumed these provisions cost £725/dwelling, £14,064/dwelling and £34,964/dwelling respectively.

Carbon Reduction Standards

- 6.6. The 2021 publication of Approved Document L of the Building Regulations – Conservation of fuel and power features targets intended to improve the performance of newbuild housing and represents a step forward towards achieving Zero Carbon homes. For this study, it is assumed that the standard will add 3% additional cost to the build costs.

Water Efficiency

- 6.7. Local Plan Policy DM25 requires that all new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110litres/person/day. A cost of £7/dwelling has been applied to achieve this requirement.

EV Charging Points

- 6.8. Local Plan Policy DM25 requires provision of Electric Vehicle (EV) charging points for new dwellings. A cost of £600/dwelling has been applied to achieve this requirement.

Biodiversity Net Gain

- 6.9. The Environment Act 2021 requires delivery of 10% biodiversity net gain in all developments. It is agreed with HDH Planning and Development Ltd that the most suitable cost assumptions to use are those featured within the ‘Biodiversity net gain and local nature recovery strategies – Impact Assessment’ summarised in Table 15 below. The costs therefore are calculated as an addition to the BCIS costs above as appropriate for each typology.

| Table 15: Assumptive Cost of Biodiversity Net Gain | | |
|--|--------------------------|---------------------------|
| | On-site provision | Off-site Provision |
| Residential greenfield delivery costs as a proportion of build costs | 0.1% | 2.4% |
| Residential brownfield delivery costs as a proportion of build costs | <0.1% | 0.5% |
| Industrial - % of land values | 0.3% | 3.0% |
| Prime Commercial - % of land values | 0.2% | 2.3% |
| Other Commercial - % of land values | 0.2% | 2.6% |

Source: Biodiversity net gain and local nature recovery strategies – Impact Assessment. 2019.

- 6.10. For this assessment it is assumed that all greenfield sites will be providing on-site provision, whilst all brownfield sites will provide off-site provision.

S106 Contributions and CIL

6.11. The Council often seek contribution from developers to mitigate the impact of development. These contributions are then spent on improving a wide range of local infrastructure, and includes – but is not limited to – the services and facilities detailed in Table 16 below:

| Theme | Infrastructure |
|-------------------------------|---------------------------------------|
| Housing | Affordable housing |
| | Specialist Residential Accommodation |
| | Self-build and custom build dwellings |
| Green and Blue Infrastructure | Recreation and leisure facilities |
| | Environmental mitigation |
| Physical Infrastructure | Highways, access, and transport |
| | Flood protection and water management |
| | Utilities |
| Community Infrastructure | Early years, childcare and education |
| | Health and social wellbeing |
| | Social and community facilities |
| | Public realm and public art |
| | Other community infrastructure |

Source: Chelmsford Infrastructure Delivery Plan, 2019.

6.12. Contributions are secured either through S106 agreements or through the adopted CIL charging schedule.

Community Infrastructure Levy (CIL)

6.13. In 2014, Chelmsford City Council established a CIL Charging Schedule for different types of development. Each year since, this rate has increased using an index of inflation. Table 17 below details the current rates:

| Type of development | Adopted CIL charge | Indexed CIL charge |
|----------------------------|---------------------------|---------------------------|
| Residential | £125 per sqm | £186.45 (£200.11) |
| Retail – convenience | £150 per sqm | £223.74 (£240.13) |
| Retail – all other retail | £87 per sqm | £129.77 (£139.27) |
| All other uses | £0 per sqm | £0.00 |

Source: Chelmsford City Council, 2024.

6.14. In addition, the Council has set out a CIL Instalments Policy applicable to CIL liable phased developments. This policy, summarised in Table 18 below, has been applied to each phase of development on the strategic site typologies within the SHELAA.

| Amount of CIL liability | Number of instalments | Payment periods and amounts |
|---|------------------------------|--|
| Any amount less than £10,000 | 2 | 50% of the chargeable amount ¹ within 90 days of the commencement ² date, the remaining 50% of the chargeable amount within 150 days of the commencement date |
| Amounts equal to or greater than £10,000 and less than £40,000 | 3 | 25% of the chargeable amount within 90 days of the commencement date, 25% of the chargeable amount within 270 days of the commencement date, and the remaining 50% of the chargeable amount within 360 days of the commencement date |
| Amounts equal to or greater than £40,000 and less than £100,000 | 5 | 20% of the chargeable amount within 90 days of the commencement date with the balance payable in four equal instalments within 270 days, 360 days, 480 days and 570 days of the commencement date |
| Amounts equal to or greater than £100,000 | 5 | 10% of the chargeable amount within 90 days of the commencement date with the balance payable in four equal instalments within 270 days, 450 days, 570 days, and 720 days of the commencement date |

¹ This is the amount as set out in the liability notice

² The commencement date is the commencement notice date as advised by the developer under CIL Regulations 67

Source: Chelmsford City Council, 2014

Specialist Residential Accommodation

- 6.15. For residential typologies of over 100 dwellings, a commuted sum is calculated to be £457.40 per dwelling in lieu of on-site provision. This is as set out within the Specialist Residential Accommodation Planning Advice Note and is secured through S106.

Open Space

- 6.16. The Local Plan sets out the quantum of Open Space required on new developments as per Table 19 below:

| Type of Open Space | Quantity standard (ha/1,000 population) |
|--|---|
| Accessible Open Space | |
| Allotments and community gardens | 0.30 |
| Amenity green space | 0.40 |
| Play space (children) | 0.05 |
| Play space (youth) | 0.05 |
| Strategic Open Space | |
| Parks and recreation grounds | 1.65 |
| Natural and Semi-Natural open Space | |
| Natural and semi-natural green space | 1.0 |

6.17. Using the average occupancy rate of 2.4 persons per dwelling, the amount of open space per dwelling is calculated as per the below:

- Number of households per 1,000 populations: $1,000/2.4 = 417$ dwellings
- Accessible Local Open Space per dwelling: $8,000\text{sqm}/417 = 19\text{sqm/dwelling}$
- Strategic Open Space: $16,500\text{sqm}/417 = 40\text{sqm/dwelling}$
- Natural / Semi-Natural Open Space: $10,000\text{sqm}/417 = 24\text{sqm/dwelling}$

6.18. Thresholds based upon the number of dwellings to be provided on site determine the type and amount of Open Space that is required, as detailed in Table 20:

| Size of Scheme | Provision |
|------------------------|---|
| Less than 10 dwellings | No provision expected on-site |
| 10-29 dwellings | Accessible Local Open Space required on-site at 19sqm per dwelling |
| 30 or more dwellings | Accessible Local Open Space required on-site at 19sqm per dwelling, plus Strategic Open Space required on-site at 40sqm/dwelling, plus Natural/Semi-Natural Open Space required on-site at 24sqm per dwelling |

6.19. Where sites are unable to accommodate the Open Space requirement on-site, a commuted sum to pay in lieu is required to cover the cost of off-site provision. This is set out within the Planning Obligations Supplementary Planning Document (POSPD) and the Open Space Planning Advice Note and is secured through S106. The rates required are as follows:

- For sites of 10 dwellings or more where the Local Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,063/dwelling
- For sites of 30 dwellings or more where the Strategic Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,052/dwelling
- For sites of 30 dwellings or more where the Natural/Semi-Natural Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £811/dwelling

6.20. In accordance with the POSPD, maintenance contributions are required for all Open Space provided on-site when responsibility for the long-term maintenance resides with Chelmsford City Council or a Parish or Town Council. This is required for 25 years after completion.

6.21. The rates for Open Space maintenance are as follows:

- Local Open Space = £164/dwellings

6.22. Strategic Open Space = £1,014/dwelling (£1,107)

- Natural Open Space = £93/dwelling

Tree Planting

- 6.23. For all residential typologies, it is expected that three new trees be planted for every dwelling in accordance with Chelmsford's Climate and Ecological Emergency Action Plan. This is secured through S106. More information is provided in the Tree Planting Planning Advice Note.

Recreational disturbance Avoidance Mitigation Strategy (RAMS)

- 6.24. For all residential typologies, a contribution for RAMS is required at an indexed rate of £156.76 (£163.86) per dwelling (2023/24). This is as set out within the Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (RAMS) – Habitats Regulations Assessment Strategy Document 2018-2038 and secured through S106.

Chelmsford City Council Monitoring Costs

- 6.25. A resource cost is involved in the monitoring of infrastructure coming forward and progressing through to delivery. Monitoring costs have been calculated to be as follows:
- 6.26. Strategic sites: £840/obligation
- 6.27. Other sites: £350/obligation
- 6.28. Affordable housing: £100/affordable dwelling

Essex County Council Planning Obligations

- 6.29. Also secured within S106 are contributions towards infrastructure including education, employment and skills, highways, sustainable travel, libraries and flood and water management. All of which are delivered by the County Council.
- 6.30. Accounting for all required contributions, we have estimated the total S106 costs to be as detailed in Table 21 below. Note, these are estimates and are separate from the CIL contributions detailed above.

| No | Typology | S106 per unit (£/unit) |
|-----------|--------------------------------|-------------------------------|
| 1-5 | Greenfield sites | £16,500 |
| 6-8 | Brownfield sites | £14,000 |
| 10-15 | Flatted schemes | £8,500 |
| 9, 16-22 | Sites of 20 dwellings and less | £2,000 |
| 23 | Strategic Greenfield – 3,000 | £50,000 |
| 24 | Strategic Greenfield – 2,000 | £40,000 |
| 25 | Strategic Greenfield – 1,500 | £40,000 |
| 26 | Large Greenfield – 1,000 | £40,000 |
| 27 | Large Greenfield - 500 | £25,000 |
| 28 | Strategic Brownfield – 500 | £25,000 |

Other Development Costs

- 6.31. All other development costs have been calculated/determine by HDH Planning and Development Ltd. Table 22 below provides a summary of the assumptions to be used for these, with justification of their values to be provided by HDH Planning and Development Ltd within their Local Plan Viability Update.

| Table 22: Other Appraisal Assumptions | |
|--|--|
| Site Costs | 5% on smaller sites 15% on larger sites |
| Abnormals | On Brownfield sites only – 5% of BCIS costs |
| Professional Fees | 8% of build costs |
| Contingencies | 5% on Brownfield sites and Strategic sites 2.5% on all other typologies |
| VAT | Assumed not to arise or that it is recovered in full |
| Interest Rate | 7.5% per annum |
| Developers return | 17.5% on residential development 15% on non-residential |
| Voids | Three-month void period |
| Acquisition costs | 1% agents 0.5% legal fees |
| Disposal costs | 3.5% |

7. Viability Appraisals

- 7.1. The viability appraisals alone do not determine whether it is feasible to develop a site. It is acknowledged that high-level assumptions have been made in order to gain an overall indication of viability likelihood. There are a range of factors unique to each site that may impact upon deliverability. However, in having developed and utilised typologies for the SHELAA, these appraisals offer a strong indication as to whether a site, compliant with Local Plan policies, is likely to be viable for development or not.
- 7.2. The Residual Value has been calculated for each residential and non-residential typology. Where appropriate, residential typologies have been tested twice – once assuming the site lies within South Woodham Ferrers, and once assuming the site lies somewhere else within the Chelmsford administrative area; and non-residential typologies have been tested twice – once assuming the site is greenfield, and once assuming the site is brownfield.
- 7.3. A traffic light system has been applied to visually distinguish the outcomes of the appraisals.
- **Green** – indicated that the Residual Value per hectare exceeds the Benchmark Land Value per hectare and therefore suggests that the typology is likely viable for development.
 - **Amber** – indicates that the Residual Value per hectare falls below the Benchmark Land Value but above the Existing Use Value per hectare and therefore suggests that viability of the typology is marginal.
 - **Red** – indicates that the Residual Value per hectare falls below the Existing Use Value per hectare and therefore that the typology is likely unviable for development.
- 7.4. Table 23 below details a summary of the appraisals for each residential typology (excluding Older Person's housing) located at strategic sites, Chelmsford and elsewhere. Details of the full Appraisals can be seen in Appendix 5.

| No. | Typology | EUV | BLV | Residual Value |
|-----|-----------------------------|-----------|-----------|----------------|
| | | £/ha | £/ha | £/ha |
| 1 | Large GF 300 Urban Edge | 25,000 | 525,000 | 1,357,111 |
| 2 | Large GF 100 Urban Edge | 25,000 | 525,000 | 1,291,977 |
| 3 | Medium GF - 40 urban edge | 25,000 | 525,000 | 1,875,637 |
| 4 | Medium GF - 20 urban edge | 25,000 | 525,000 | 1,590,281 |
| 5 | Medium GF - 12 urban edge | 25,000 | 525,000 | 2,125,812 |
| 6 | Brownfield - 125 Urban Area | 1,100,000 | 1,320,000 | 2,062,772 |
| 7 | Brownfield - 50 Urban Area | 1,100,000 | 1,320,000 | 2,536,447 |
| 8 | Brownfield - 25 Urban Area | 1,100,000 | 1,320,000 | 2,198,290 |
| 9 | Brownfield - 12 Urban Area | 1,100,000 | 1,320,000 | 3,908,854 |
| 10 | Flatted BF 250 | 1,100,000 | 1,320,000 | 1,843,527 |
| 11 | Flatted BF 250 HD | 1,100,000 | 1,320,000 | 251,035 |
| 12 | Flatted BF 155 | 1,100,000 | 1,320,000 | 2,687,867 |
| 13 | Flatted BF 155 HD | 1,100,000 | 1,320,000 | 208,993 |
| 14 | Flats BF 75 | 1,100,000 | 1,320,000 | 2,397,877 |
| 15 | Flats BF 35 | 1,100,000 | 1,320,000 | 1,612,874 |
| 16 | Flats 12 | 1,100,000 | 1,320,000 | 1,933,209 |
| 17 | Small GF - 9 | 25,000 | 525,000 | 4,143,016 |
| 18 | Small GF - 4 | 25,000 | 525,000 | 4,308,707 |
| 19 | Green Plot | 25,000 | 525,000 | 5,020,209 |
| 20 | Small Brown - 9 | 1,100,000 | 1,320,000 | 3,538,674 |
| 21 | Small Brown - 6 | 1,100,000 | 1,320,000 | 3,444,429 |
| 22 | Brown Plot | 1,100,000 | 1,320,000 | 3,771,893 |
| 23 | Strategic Green 1 | 25,000 | 250,000 | 660,480 |
| 24 | Strategic Green 2 | 25,000 | 250,000 | 787,208 |
| 25 | Strategic Green 3 | 25,000 | 250,000 | 754,936 |
| 26 | Strategic Green 4 | 25,000 | 250,000 | 1,045,900 |
| 27 | Strategic Green 5 | 25,000 | 250,000 | 919,334 |
| 28 | Strategic Brown | 1,100,000 | 1,320,000 | 3,841,269 |

7.5. Table 23 below details a summary of the appraisals for each residential typology (excluding Older Person's housing) located at South Woodham Ferrers. Details of the full Appraisals can be seen in Appendix 6.

| No. | Typology | EUV | BLV | Residual Value |
|-----|-----------------------------|-----------|-----------|----------------|
| | | £/ha | £/ha | £/ha |
| 1 | Large GF 300 Urban Edge | 25,000 | 525,000 | 966,529 |
| 2 | Large GF 100 Urban Edge | 25,000 | 525,000 | 868,713 |
| 3 | Medium GF - 40 urban edge | 25,000 | 525,000 | 1,055,794 |
| 4 | Medium GF - 20 urban edge | 25,000 | 525,000 | 916,981 |
| 5 | Medium GF - 12 urban edge | 25,000 | 525,000 | 1,286,259 |
| 6 | Brownfield - 125 Urban Area | 1,100,000 | 1,320,000 | 1,322,900 |
| 7 | Brownfield - 50 Urban Area | 1,100,000 | 1,320,000 | 1,633,029 |
| 8 | Brownfield - 25 Urban Area | 1,100,000 | 1,320,000 | 1,471,715 |
| 9 | Brownfield - 12 Urban Area | 1,100,000 | 1,320,000 | 2,658,755 |
| 10 | Flatted BF 250 | 1,100,000 | 1,320,000 | 291,030 |

| | | | | |
|----|-------------------|-----------|-----------|------------|
| 11 | Flatted BF 250 HD | 1,100,000 | 1,320,000 | -3,641,974 |
| 12 | Flatted BF 155 | 1,100,000 | 1,320,000 | 401,765 |
| 13 | Flatted BF 155 HD | 1,100,000 | 1,320,000 | -3,774,426 |
| 14 | Flats BF 75 | 1,100,000 | 1,320,000 | 364,001 |
| 15 | Flats BF 35 | 1,100,000 | 1,320,000 | 399,062 |
| 16 | Flats 12 | 1,100,000 | 1,320,000 | 728,681 |
| 17 | Small GF -9 | 25,000 | 525,000 | 4,143,016 |
| 18 | Small GF - 4 | 25,000 | 525,000 | 4,308,707 |
| 19 | Green Plot | 25,000 | 525,000 | 5,020,209 |
| 20 | Small Brown - 9 | 1,100,000 | 1,320,000 | 2,669,713 |
| 21 | Small Brown - 6 | 1,100,000 | 1,320,000 | 2,675,229 |
| 22 | Brown Plot | 1,100,000 | 1,320,000 | 2,685,767 |

7.6. Older person's housing has been tested for both greenfield and brownfield locations. Table 24 below details the results. Details of the full appraisals run can be seen in Appendix 7.

| Table 24: Residual Values - Older person's housing | | | | |
|--|----------------------------|---------------------------|----------------------------|-----------------------|
| Typology | Residual Land Worth (Site) | Existing Use Value (£/ha) | Viability Threshold (£/ha) | Residual Value (£/ha) |
| 29 Sheltered | | | | |
| Greenfield | 6,575,307 | 25,000 | 530,000 | 13,150,614 |
| Brownfield | 5,139,151 | 1,100,000 | 1,320,000 | 10,278,302 |
| 30 Extracare | | | | |
| Greenfield | 7,792,553 | 25,000 | 530,000 | 15,585,106 |
| Brownfield | 6,837,716 | 1,100,000 | 1,320,000 | 13,675,431 |

7.7. Table 25 below provided a summary of the appraisals for each non-residential typology in both a greenfield and a brownfield location. Details of the full appraisals run can be seen in Appendix 8.

| Table 25: Residual Values – Non-residential uses | | | | |
|--|----------------------------|---------------------------|----------------------------|-----------------------|
| Typology | Residual Land Worth (Site) | Existing Use Value (£/ha) | Viability Threshold (£/ha) | Residual Value (£/ha) |
| 31 Offices (Central) | | | | |
| Greenfield | 1,901,208 | 25,000 | 530,000 | 26,616,915 |
| Brownfield | 1,458,108 | 1,100,000 | 1,100,000 | 5,103,377 |
| 32 Offices (Business Park) | | | | |
| Greenfield | 909,882 | 25,000 | 530,000 | 3,412,056 |
| Brownfield | 459,639 | 1,100,000 | 1,100,000 | 574,549 |
| 33 Industrial | | | | |
| Greenfield | 3,116,519 | 25,000 | 530,000 | 3,116,519 |
| Brownfield | 2,675,514 | 1,100,000 | 1,100,000 | 2,675,514 |
| 34 Logistics | | | | |
| Greenfield | 10,679,559 | 25,000 | 530,000 | 9,344,614 |
| Brownfield | 10,276,519 | 1,100,000 | 1,320,000 | 8,991,954 |
| 35 Retail (Prime) | | | | |
| Greenfield | 207,773 | 25,000 | 530,000 | 11,081,207 |
| Brownfield | 184,403 | 1,100,000 | 1,320,000 | 9,834,837 |

| 36 Retail (Elsewhere) | | | | |
|------------------------------|-----------|-----------|-----------|-----------|
| Greenfield | 41,337 | 25,000 | 530,000 | 2,206,795 |
| Brownfield | 18,008 | 1,100,000 | 1,320,000 | 960,426 |
| 37 Supermarket | | | | |
| Greenfield | 7,832,353 | 25,000 | 530,000 | 5,874,265 |
| Brownfield | 7,047,979 | 1,100,000 | 1,320,000 | 5,285,984 |
| 38 Retail Warehouse | | | | |
| Greenfield | 7,040,456 | 25,000 | 530,000 | 8,800,570 |
| Brownfield | 6,626,303 | 1,100,000 | 1,320,000 | 8,282,879 |

8. Reflecting the Appraisal Outcomes within the SHELAA

8.1. The green, amber and red results detailed above are fed directly into the SHELAA assessment database. Each site that is assessed is assigned one or more typologies based upon the site's characteristics, and the associated viability likelihood is applied to determine a viability score. More detail on scoring can be found in the Criteria Note.

9. Appendices

- Appendix 1: Sale asking prices split by area
- Appendix 2: Land Registry price paid & EPC on newbuilds sold in Chelmsford
- Appendix 3: Land Registry price paid & EPC on existing dwellings sold in Chelmsford
- Appendix 4: Employment unit asking prices
- Appendix 5: Residential appraisals – Chelmsford & Elsewhere
- Appendix 6: Residential appraisals – South Woodham Ferrers
- Appendix 7: Residential appraisals – Older person's accommodation
- Appendix 8: Non-residential appraisals

Appendix 1: Sale asking prices split by area

| Properties for sale in Rural Villages South: September 2022 | | | | | | | | | |
|---|----------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|
| | Studio | 1x Bed Flat | 1x Bed House | 2x Bed Flat | 2x Bed House | 3x Bed Flat | 3x Bed House | 4x Bed House | 5x Bed + House |
| CM3 8 | | | | £234,995 | £280,000 | | £1,800,000 | £995,000 | £2,750,000 |
| Rettendon | | | | | | | £825,000 | £625,000 | £1,800,000 |
| East Hanningfield | | | | | | | £750,000 | £625,000 | £925,000 |
| Woodham Ferrers | | | | | | | £750,000 | | £650,000 |
| | | | | | | | £565,000 | | |
| | | | | | | | £530,000 | | |
| | | | | | | | £530,000 | | |
| | | | | | | | £470,000 | | |
| | | | | | | | £465,000 | | |
| CM4 9 & CM4 0 | | | | £1,150,000 | £575,000 | | £1,125,000 | £3,700,000 | £2,000,000 |
| Stock | | | | | £550,000 | | £955,000 | £1,950,000 | £1,895,000 |
| Margaretting | | | | | £550,000 | | £800,000 | £1,585,000 | £1,695,000 |
| | | | | | | | £775,000 | £1,350,000 | £1,495,000 |
| | | | | | | | £775,000 | £999,995 | £1,450,000 |
| | | | | | | | £675,000 | £899,995 | |
| | | | | | | | | £775,000 | |
| | | | | | | | | £710,000 | |
| CM11 1 | | | | | £1,500,000 | | £930,000 | £1,900,000 | £3,950,000 |
| Ramsden Heath | | | | | | | £579,950 | £1,600,000 | £2,000,000 |
| Downham | | | | | | | £425,000 | £1,475,000 | £1,700,000 |
| | | | | | | | | £1,275,000 | £1,550,000 |
| | | | | | | | | £550,000 | £950,000 |
| | | | | | | | | £550,000 | £875,000 |
| | | | | | | | | £525,000 | |
| SS11 7 | | | £240,000 | £344,995 | £500,000 | | £800,000 | £800,000 | £1,395,000 |
| Runwell | | | | £325,000 | £475,000 | | £650,000 | £700,000 | £874,995 |
| Battlesbridge | | | | £241,500 | £400,000 | | £650,000 | £650,000 | £850,000 |
| | | | | £230,000 | £400,000 | | £650,000 | £649,995 | £800,000 |
| | | | | | £365,000 | | £650,000 | £640,000 | £750,000 |
| | | | | | £350,000 | | £600,000 | £625,000 | £709,995 |
| | | | | | £325,000 | | £600,000 | £625,000 | £700,000 |
| | | | | | | | £550,000 | £625,000 | |
| | | | | | | | £550,000 | £600,000 | |
| | | | | | | | £550,000 | £600,000 | |
| | | | | | | | £500,000 | £587,995 | |
| | | | | | | | £460,000 | £585,000 | |
| | | | | | | | £450,000 | £579,995 | |
| | | | | | | | £450,000 | £575,000 | |
| | | | | | | | | £550,000 | |
| | | | | | | | | £550,000 | |
| | | | | | | | | £550,000 | |
| | | | | | | | | £550,000 | |
| | | | | | | | | £540,000 | |
| | | | | | | | | £504,995 | |
| | | | | | | | | £450,000 | |
| | | | | | | | | £425,000 | |
| Totals | 0 | 0 | 1 | 6 | 12 | 0 | 32 | 40 | 22 |
| Total properties | 113 | | | | | | | | |
| Median | N/A | N/A | £240,000 | £283,250 | £437,500 | N/A | £625,000 | £625,000 | £1,422,500 |

| Properties for sale in Rural Northern Horseshoe: September 2022 | | | | | | | | | |
|---|--------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|
| | Studio | 1x Bed Flat | 1x Bed House | 2x Bed Flat | 2x Bed House | 3x Bed Flat | 3x Bed House | 4x Bed House | 5x Bed + House |
| CM1 3 | | £220,000 | | £250,000 | £425,000 | | £975,000 | £1,350,000 | £2,250,000 |
| Writtle | | £169,500 | | £250,000 | £400,000 | | £795,000 | £950,000 | £1,795,000 |
| West Chelmsford | | £130,000 | | £250,000 | £390,000 | | £625,000 | £950,000 | £1,350,000 |
| | | | | £240,000 | £280,000 | | £625,000 | £799,995 | |
| | | | | £225,000 | | | £600,000 | £725,000 | |
| | | | | £225,000 | | | £550,000 | £585,000 | |
| | | | | £220,000 | | | £550,000 | £575,000 | |
| | | | | £220,000 | | | £523,000 | £550,000 | |
| | | | | £220,000 | | | £435,000 | £425,000 | |
| | | | | £220,000 | | | £400,000 | | |
| | | | | £210,000 | | | £380,000 | | |
| | | | | £200,000 | | | | | |
| CM1 4 | | £215,000 | | £275,000 | £475,000 | | £1,250,000 | £1,100,000 | £2,800,000 |
| Chignal | | £190,000 | | £275,000 | £450,000 | | £850,000 | £725,000 | £2,750,000 |
| Mashbury | | £180,000 | | £250,000 | £450,000 | | £700,000 | £625,000 | £1,295,000 |

| | | | | | | | | | |
|------------------|-------|----------|----------|----------|----------|-------|----------|----------|------------|
| | | | | | | | | £500,000 | |
| | | | | | | | | £500,000 | |
| | | | | | | | | £475,000 | |
| | | | | | | | | £385,000 | |
| CM6 3 | | | | | | | | | £2,350,000 |
| North End | | | | | | | | | |
| Totals | 0 | 8 | 2 | 22 | 24 | 0 | 77 | 77 | 26 |
| Total properties | 236 | | | | | | | | |
| Median | #NUM! | £185,000 | £227,500 | £245,000 | £404,998 | #NUM! | £500,000 | £700,000 | £1,297,500 |

| Properties for sale in Chelmsford Central & North: September 2022 | | | | | | | | | |
|---|----------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|
| | Studio | 1x Bed Flat | 1x Bed House | 2x Bed Flat | 2x Bed House | 3x Bed Flat | 3x Bed House | 4x Bed House | 5x Bed + House |
| CM1 1 | | £995,000 | | £360,000 | £525,000 | £585,000 | £450,000 | £480,000 | |
| Chelmsford | | £265,000 | | £360,000 | £440,000 | | £425,000 | | |
| Town Centre | | £265,000 | | £350,000 | | | £385,000 | | |
| | | £260,000 | | £325,000 | | | £365,000 | | |
| | | £257,000 | | £325,000 | | | £360,000 | | |
| | | £250,000 | | £315,000 | | | | | |
| | | £250,000 | | £310,000 | | | | | |
| | | £250,000 | | £300,000 | | | | | |
| | | £245,000 | | £300,000 | | | | | |
| | | £240,000 | | £290,000 | | | | | |
| | | £240,000 | | £290,000 | | | | | |
| | | £240,000 | | £290,000 | | | | | |
| | | £240,000 | | £280,000 | | | | | |
| | | £230,000 | | £275,000 | | | | | |
| | | £220,000 | | £265,000 | | | | | |
| | | £210,000 | | £260,000 | | | | | |
| | | £210,000 | | £250,000 | | | | | |
| | | £210,000 | | £250,000 | | | | | |
| | | £200,000 | | £250,000 | | | | | |
| | | £200,000 | | £240,000 | | | | | |
| | | £200,000 | | £240,000 | | | | | |
| | | £190,000 | | £230,000 | | | | | |
| | | £190,000 | | £225,000 | | | | | |
| | | £190,000 | | £225,000 | | | | | |
| | | | | £215,000 | | | | | |
| | | | | £175,000 | | | | | |
| | | | | £175,000 | | | | | |
| CM1 2 | | £230,000 | £200,000 | £295,000 | £420,000 | | £700,000 | £925,000 | £1,350,000 |
| Town Centre West | | £210,000 | £200,000 | £295,000 | £385,000 | | £595,000 | £725,000 | £1,200,000 |
| Melbourne | | | | £280,000 | £375,000 | | £470,000 | £700,000 | £800,000 |
| Chignal Estate | | | | £280,000 | £350,000 | | £425,000 | £650,000 | £735,000 |
| Westlands | | | | £260,000 | | | £425,000 | £537,500 | £650,000 |
| | | | | £250,000 | | | £400,000 | £485,000 | £575,000 |
| | | | | £245,000 | | | £385,000 | | £550,000 |
| | | | | £180,000 | | | £385,000 | | |
| | | | | | | | £375,000 | | |
| | | | | | | | £360,000 | | |
| | | | | | | | £350,000 | | |
| | | | | | | | £310,000 | | |
| | | | | | | | £300,000 | | |
| CM1 6 | | £230,000 | | £419,950 | £425,000 | | £599,950 | £1,200,000 | £850,000 |
| Springfield | | £200,000 | | £374,950 | £394,995 | | £575,000 | £869,950 | £595,000 |
| Beaulieu Park | | £150,000 | | £369,950 | £375,000 | | £565,000 | £800,000 | |
| | | | | £369,950 | | | £475,000 | £675,000 | |
| | | | | £289,950 | | | £450,000 | £675,000 | |
| | | | | £289,950 | | | £425,000 | £575,000 | |
| | | | | £215,000 | | | £425,000 | £450,000 | |
| | | | | £210,000 | | | £416,500 | £440,000 | |
| | | | | £200,000 | | | £400,000 | | |
| | | | | £195,000 | | | £390,000 | | |
| | | | | £190,000 | | | £380,000 | | |
| | | | | £160,000 | | | £375,000 | | |
| | | | | £150,000 | | | £350,000 | | |
| CM2 5 & CM2 6 | £130,000 | £270,000 | £315,000 | £300,000 | £430,000 | £270,000 | £610,000 | £1,250,000 | £1,800,000 |
| Colchester Road | | £250,000 | £185,000 | £295,000 | £375,000 | | £450,000 | £650,000 | £1,250,000 |
| Chelmer Village | | £240,000 | | £290,000 | £370,000 | | £450,000 | £600,000 | £1,200,000 |
| Chancellor Park | | £210,000 | | £275,000 | £340,000 | | £450,000 | £550,000 | £850,000 |
| Springfield Park Road | | £210,000 | | £270,000 | | | £425,000 | £550,000 | £600,000 |

| | | | | | | | | | |
|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | | £200,000 | | £260,000 | | | £415,000 | £460,000 | £550,000 |
| | | £200,000 | | £260,000 | | | £400,000 | | |
| | | £190,000 | | £259,950 | | | £400,000 | | |
| | | £190,000 | | £240,000 | | | £400,000 | | |
| | | | | £225,000 | | | £385,000 | | |
| | | | | £220,000 | | | £375,000 | | |
| | | | | £220,000 | | | £375,000 | | |
| | | | | £200,000 | | | £375,000 | | |
| Totals | 1 | 38 | 4 | 61 | 13 | 2 | 44 | 21 | 15 |
| Total properties | 199 | | | | | | | | |
| Median | £130,000 | £225,000 | £200,000 | £260,000 | £385,000 | £427,500 | £400,000 | £650,000 | £800,000 |

| Properties for sale in Chelmsford South & East: September 2022 | | | | | | | | | |
|--|----------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|
| | Studio | 1x Bed Flat | 1x Bed House | 2x Bed Flat | 2x Bed House | 3x Bed Flat | 3x Bed House | 4x Bed House | 5x Bed + House |
| CM2 0 | | £250,000 | | £395,000 | £550,000 | | £575,000 | £1,000,000 | £1,500,000 |
| Chelmsford Old Moulsham | | £210,000 | | £350,000 | £470,000 | | £575,000 | £875,000 | £1,450,000 |
| London Road | | £185,000 | | £325,000 | £350,000 | | £550,000 | £550,000 | £750,000 |
| New Writtle Street | | £180,000 | | £325,000 | £350,000 | | £485,000 | | |
| | | £175,000 | | £325,000 | | | £450,000 | | |
| | | £165,000 | | £320,000 | | | £425,000 | | |
| | | | | £300,000 | | | £390,000 | | |
| | | | | £290,000 | | | | | |
| | | | | £290,000 | | | | | |
| | | | | £275,000 | | | | | |
| | | | | £270,000 | | | | | |
| | | | | £250,000 | | | | | |
| | | | | £250,000 | | | | | |
| | | | | £240,000 | | | | | |
| | | | | £230,000 | | | | | |
| | | | | £225,000 | | | | | |
| | | | | £220,000 | | | | | |
| | | | | £215,000 | | | | | |
| | | | | £210,000 | | | | | |
| | | | | £200,000 | | | | | |
| CM2 7 | £125,000 | £220,000 | | £359,995 | £325,000 | | £1,250,000 | £1,400,000 | £2,000,000 |
| Great Baddow East | | £190,000 | | £359,995 | | | £595,000 | £1,100,000 | £1,650,000 |
| Sandon | | £180,000 | | £330,000 | | | £575,000 | £825,000 | £1,500,000 |
| Howe Green | | £170,000 | | £180,000 | | | £550,000 | £515,000 | £1,200,000 |
| | | £160,000 | | | | | £550,000 | £500,000 | £950,000 |
| | | £150,000 | | | | | £475,000 | £500,000 | £895,000 |
| | | | | | | | £425,000 | | |
| | | | | | | | £425,000 | | |
| | | | | | | | £400,000 | | |
| | | | | | | | £300,000 | | |
| | | | | | | | £270,000 | | |
| CM2 8 | | £170,000 | | £275,000 | £550,000 | | £1,095,000 | £925,000 | £1,600,000 |
| Galleywood | | | | £210,000 | £399,000 | | £925,000 | £800,000 | £1,075,000 |
| West Hanningfield | | | | £200,000 | £350,000 | | £675,000 | £695,000 | £550,000 |
| Tile Kiln | | | | £200,000 | | | £650,000 | £680,000 | £500,000 |
| | | | | £200,000 | | | £650,000 | £650,000 | £475,000 |
| | | | | | | | £650,000 | £650,000 | |
| | | | | | | | £550,000 | £625,000 | |
| | | | | | | | £525,000 | £580,000 | |
| | | | | | | | £525,000 | £575,000 | |
| | | | | | | | £500,000 | £575,000 | |
| | | | | | | | £499,995 | £525,000 | |
| | | | | | | | £450,000 | £525,000 | |
| | | | | | | | £450,000 | £525,000 | |
| | | | | | | | £450,000 | £500,000 | |
| | | | | | | | £400,000 | £500,000 | |
| | | | | | | | £375,000 | £500,000 | |
| | | | | | | | £350,000 | £499,995 | |
| | | | | | | | £350,000 | £475,000 | |
| | | | | | | | £350,000 | £425,000 | |
| CM2 9 | | £250,000 | | £315,000 | £525,000 | | £800,000 | £825,000 | £1,450,000 |
| Great Baddow West | | £220,000 | | £225,000 | £450,000 | | £545,000 | £750,000 | £725,000 |
| Moulsham Lodge | | £200,000 | | £220,000 | £375,000 | | £525,000 | £700,000 | £640,000 |

| | | | | | | | | | |
|------------------|----------|----------|-------|----------|----------|-------|----------|----------|----------|
| Beehive Lane | | £200,000 | | | £365,000 | | £525,000 | £700,000 | £625,000 |
| Wood Street | | £180,000 | | | £325,000 | | £500,000 | £699,995 | £600,000 |
| | | £150,000 | | | £300,000 | | £500,000 | £625,000 | £600,000 |
| | | | | | | | £499,995 | £600,000 | |
| | | | | | | | £475,000 | £575,000 | |
| | | | | | | | £450,000 | £550,000 | |
| | | | | | | | £450,000 | £550,000 | |
| | | | | | | | £450,000 | £550,000 | |
| | | | | | | | £440,000 | | |
| | | | | | | | £430,000 | | |
| | | | | | | | £425,000 | | |
| | | | | | | | £425,000 | | |
| | | | | | | | £350,000 | | |
| Totals | 1 | 20 | 0 | 35 | 15 | 0 | 55 | 41 | 21 |
| Total properties | 188 | | | | | | | | |
| Median | £125,000 | £182,500 | #NUM! | £270,000 | £375,000 | #NUM! | £499,995 | £600,000 | £895,000 |

| Properties for sale in South Woodham Ferrers: September 2022 | | | | | | | | | |
|--|--------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|
| | Studio | 1x Bed Flat | 1x Bed House | 2x Bed Flat | 2x Bed House | 3x Bed Flat | 3x Bed House | 4x Bed House | 5x Bed + House |
| CM3 5 & CM3 7 | | £169,995 | £250,000 | £230,000 | £479,995 | £230,000 | £700,000 | £800,000 | £900,000 |
| South Woodham Ferrers | | | | £220,000 | £310,000 | | £375,000 | £725,000 | £825,000 |
| | | | | £200,000 | £299,995 | | £375,000 | £675,000 | £785,000 |
| | | | | £200,000 | £290,000 | | £370,000 | £650,000 | £625,000 |
| | | | | | £275,000 | | £320,000 | £650,000 | |
| | | | | | £230,000 | | | £625,000 | |
| | | | | | | | | £625,000 | |
| | | | | | | | | £575,000 | |
| | | | | | | | | £550,000 | |
| | | | | | | | | £550,000 | |
| | | | | | | | | £525,000 | |
| | | | | | | | | £500,000 | |
| | | | | | | | | £489,995 | |
| | | | | | | | | £489,995 | |
| | | | | | | | | £485,000 | |
| | | | | | | | | £475,000 | |
| | | | | | | | | £475,000 | |
| | | | | | | | | £475,000 | |
| | | | | | | | | £455,000 | |
| | | | | | | | | £450,000 | |
| | | | | | | | | £350,000 | |
| Totals | 0 | 1 | 1 | 4 | 6 | 1 | 5 | 21 | 4 |
| Total properties | 43 | | | | | | | | |
| Median | N/A | £169,995 | £250,000 | £210,000 | £294,998 | £230,000 | £375,000 | £525,000 | £805,000 |

Appendix 2: Land Registry price paid & EPC on newbuilds sold in Chelmsford

Data collected on sales of new-build dwellings in Chelmsford sold between 01/01/2021 – 01/07/2022.

| Price Paid | Date | Property Type | SAON | PAON | Street | Locality | Town | Postcode | sqm | £/sqm |
|------------|------------|---------------|---------|--------------------|---------------------|----------------|------------|----------|-----|--------|
| £216,000 | 05/01/2021 | S | | | 24 WENTWORTH ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3GP | 77 | £2,805 |
| £210,000 | 14/01/2021 | F | FLAT 17 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 30 | £7,000 |
| £286,000 | 15/01/2021 | F | | | 40 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 72 | £3,972 |
| £339,896 | 15/01/2021 | F | 13 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 78 | £4,358 |
| £342,995 | 15/01/2021 | F | 20 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 73 | £4,699 |
| £339,995 | 15/01/2021 | F | 11 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,722 |
| £261,995 | 15/01/2021 | F | 14 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 53 | £4,943 |
| £261,995 | 15/01/2021 | F | 12 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 52 | £5,038 |
| £205,000 | 15/01/2021 | F | FLAT 2 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 31 | £6,613 |
| £344,995 | 18/01/2021 | F | 18 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 78 | £4,423 |
| £260,995 | 18/01/2021 | F | 23 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 53 | £4,924 |
| £280,000 | 19/01/2021 | F | | | 35 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 71 | £3,944 |
| £285,000 | 19/01/2021 | F | FLAT 17 | HODGSON HOUSE, 50 | RAINSFORD ROAD | | CHELMSFORD | CM1 2XB | 50 | £5,700 |
| £460,000 | 20/01/2021 | S | | | 39 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 96 | £4,792 |
| £540,000 | 21/01/2021 | D | | | 21 ALBATROSS WAY | LITTLE WALTHAM | CHELMSFORD | CM3 3GD | 138 | £3,913 |
| £339,995 | 21/01/2021 | F | 31 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 75 | £4,533 |
| £275,280 | 21/01/2021 | F | FLAT 9 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 41 | £6,714 |
| £415,000 | 22/01/2021 | D | | | 8 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 87 | £4,770 |
| £416,995 | 22/01/2021 | D | | | 1 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 87 | £4,793 |
| £445,000 | 22/01/2021 | D | | | 41 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 96 | £4,635 |
| £346,995 | 22/01/2021 | F | 21 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 74 | £4,689 |
| £255,000 | 22/01/2021 | F | 22 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 54 | £4,722 |
| £338,995 | 22/01/2021 | F | 24 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 69 | £4,913 |
| £342,995 | 22/01/2021 | F | 39 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 66 | £5,197 |
| £480,000 | 25/01/2021 | D | | | 43 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 110 | £4,364 |
| £284,000 | 25/01/2021 | F | | | 27 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 71 | £4,000 |
| £344,995 | 25/01/2021 | F | 37 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,792 |
| £465,000 | 26/01/2021 | S | | | 37 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 101 | £4,604 |
| £465,000 | 27/01/2021 | S | | | 14 PETTY CROFT | BROOMFIELD | CHELMSFORD | CM1 7FS | 110 | £4,227 |
| £339,995 | 27/01/2021 | F | 33 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,722 |
| £210,000 | 27/01/2021 | F | FLAT 2 | PAVILION HOUSE, 45 | NEW WRITTLE STREET | | CHELMSFORD | CM2 0SB | 37 | £5,676 |
| £338,995 | 28/01/2021 | F | 28 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,708 |
| £342,000 | 28/01/2021 | F | 16 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,750 |
| £547,000 | 29/01/2021 | D | | | 136 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GR | 119 | £4,597 |
| £512,000 | 29/01/2021 | D | | | 135 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GQ | 105 | £4,876 |
| £625,000 | 29/01/2021 | D | | | 2 HEDGE COCK LINK | BROOMFIELD | CHELMSFORD | CM1 7FL | 143 | £4,371 |
| £430,000 | 29/01/2021 | S | | | 18 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH | 96 | £4,479 |
| £435,000 | 29/01/2021 | D | | | 9 FOXGLOVE AVENUE | | CHELMSFORD | CM1 4FX | 100 | £4,350 |
| £342,995 | 29/01/2021 | F | 41 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 75 | £4,573 |
| £341,995 | 29/01/2021 | F | 32 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,750 |
| £341,995 | 29/01/2021 | F | 35 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 71 | £4,817 |
| £580,000 | 05/02/2021 | D | | | 134 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GR | 131 | £4,427 |
| £405,000 | 05/02/2021 | D | | | 47 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 86 | £4,709 |
| £465,000 | 05/02/2021 | D | | | 57 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 96 | £4,844 |

| Price Paid | Date | Property Type | SAON | PAON | Street | Locality | Town | Postcode | sqm | £/sqm |
|------------|------------|---------------|---------|--------------------|---------------------|----------------|------------|----------|-----|--------|
| £290,000 | 05/02/2021 | F | | | 42 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 72 | £4,028 |
| £435,000 | 05/02/2021 | D | | | 4 ELDER CLOSE | | CHELMSFORD | CM1 4FU | 100 | £4,350 |
| £330,000 | 05/02/2021 | F | FLAT 14 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 69 | £4,783 |
| £344,995 | 05/02/2021 | F | 38 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,792 |
| £480,000 | 10/02/2021 | D | | | 51 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 110 | £4,364 |
| £399,000 | 12/02/2021 | D | | | 36 MOORTOWN PLACE | LITTLE WALTHAM | CHELMSFORD | CM3 3FZ | 86 | £4,640 |
| £400,000 | 12/02/2021 | D | | | 49 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 86 | £4,651 |
| £331,000 | 19/02/2021 | F | 30 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 71 | £4,662 |
| £330,000 | 19/02/2021 | F | FLAT 10 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 69 | £4,783 |
| £235,000 | 22/02/2021 | F | FLAT 44 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 33 | £7,121 |
| £225,000 | 22/02/2021 | F | FLAT 48 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 30 | £7,500 |
| £340,995 | 25/02/2021 | F | 40 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 71 | £4,803 |
| £530,000 | 26/02/2021 | D | | | 19 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 118 | £4,492 |
| £580,000 | 26/02/2021 | D | | | 40 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH | 128 | £4,531 |
| £450,000 | 26/02/2021 | S | | | 16 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH | 96 | £4,688 |
| £405,000 | 26/02/2021 | D | | | 14 WENTWORTH ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3GP | 86 | £4,709 |
| £690,000 | 26/02/2021 | D | | | 22 FOXGLOVE AVENUE | | CHELMSFORD | CM1 4FW | 204 | £3,382 |
| £569,500 | 26/02/2021 | T | | | 228 WHARF ROAD | | CHELMSFORD | CM2 6NR | 156 | £3,651 |
| £570,000 | 26/02/2021 | T | | | 232 WHARF ROAD | | CHELMSFORD | CM2 6NR | 156 | £3,654 |
| £590,000 | 26/02/2021 | T | | | 224 WHARF ROAD | | CHELMSFORD | CM2 6NR | 156 | £3,782 |
| £230,000 | 26/02/2021 | F | | | 29 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 59 | £3,898 |
| £321,155 | 26/02/2021 | F | 26 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 72 | £4,460 |
| £260,495 | 26/02/2021 | F | 19 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 53 | £4,915 |
| £439,995 | 01/03/2021 | S | | | 13 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 92 | £4,783 |
| £560,000 | 02/03/2021 | D | | | 61 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 128 | £4,375 |
| £436,995 | 04/03/2021 | D | | | 9 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 92 | £4,750 |
| £380,000 | 05/03/2021 | F | FLAT 11 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 84 | £4,524 |
| £455,000 | 12/03/2021 | D | | | 1 WILLIS MEAD ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1FL | 93 | £4,892 |
| £470,000 | 15/03/2021 | D | | | 3 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 101 | £4,653 |
| £545,000 | 19/03/2021 | D | | | 2 WILLIS MEAD ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1FL | 118 | £4,619 |
| £525,995 | 24/03/2021 | D | | | 21 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 118 | £4,458 |
| £451,995 | 25/03/2021 | D | | | 36 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 93 | £4,860 |
| £430,000 | 26/03/2021 | D | | | 94 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GR | 90 | £4,778 |
| £399,995 | 26/03/2021 | D | | | 4 RYE FIELD CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FQ | 87 | £4,598 |
| £430,000 | 26/03/2021 | D | | | 2 FINNING CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FS | 91 | £4,725 |
| £453,995 | 26/03/2021 | D | | | 1 FINNING CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FS | 93 | £4,882 |
| £159,750 | 26/03/2021 | T | | | 35 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GJ | 77 | £2,075 |
| £460,000 | 26/03/2021 | F | FLAT 1 | | 236 WHARF ROAD | | CHELMSFORD | CM2 6LP | 136 | £3,382 |
| £530,000 | 29/03/2021 | D | | | 38 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 118 | £4,492 |
| £258,995 | 30/03/2021 | F | 17 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 52 | £4,981 |
| £750,000 | 31/03/2021 | D | | | 16 WENTWORTH ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3GP | 190 | £3,947 |
| £440,000 | 31/03/2021 | D | | | 7 FOXGLOVE AVENUE | | CHELMSFORD | CM1 4FX | 100 | £4,400 |
| £325,000 | 01/04/2021 | F | FLAT 7 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 70 | £4,643 |
| £750,000 | 09/04/2021 | D | | | 59 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 190 | £3,947 |
| £330,000 | 09/04/2021 | F | FLAT 8 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 68 | £4,853 |
| £325,000 | 15/04/2021 | F | FLAT 5 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 69 | £4,710 |
| £625,000 | 19/04/2021 | D | | | 55 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 147 | £4,252 |
| £295,000 | 21/04/2021 | F | FLAT 8 | 346A | BADDOW ROAD | | CHELMSFORD | CM2 9RA | 89 | £3,315 |

| Price Paid | Date | Property Type | SAON | PAON | Street | Locality | Town | Postcode | sqm | £/sqm |
|------------|------------|---------------|---------|--------------------|----------------------|----------------|------------|----------|-----|---------|
| £585,000 | 23/04/2021 | D | | | 106 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GR | 131 | £4,466 |
| £900,000 | 23/04/2021 | D | | | 9 ALBATROSS WAY | LITTLE WALTHAM | CHELMSFORD | CM3 3GD | 244 | £3,689 |
| £330,000 | 28/04/2021 | F | FLAT 9 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 67 | £4,925 |
| £340,000 | 28/04/2021 | F | FLAT 13 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 67 | £5,075 |
| £525,000 | 29/04/2021 | D | | | 17 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 118 | £4,449 |
| £250,000 | 29/04/2021 | F | 1 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 52 | £4,808 |
| £775,000 | 30/04/2021 | D | | | 4 TAYLOR VIEW | SPRINGFIELD | CHELMSFORD | CM1 6DG | 185 | £4,189 |
| £315,000 | 30/04/2021 | F | FLAT 2 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 70 | £4,500 |
| £595,000 | 30/04/2021 | D | | | 1 CLOVER DRIVE | | CHELMSFORD | CM1 4FT | 59 | £10,085 |
| £240,000 | 04/05/2021 | F | FLAT 39 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 41 | £5,854 |
| £625,000 | 17/05/2021 | D | | | 31 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GJ | 147 | £4,252 |
| £422,500 | 19/05/2021 | D | | | 34 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 91 | £4,643 |
| £350,000 | 21/05/2021 | F | FLAT 4 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 67 | £5,224 |
| £670,000 | 28/05/2021 | D | | | 3 FINNING CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FS | 160 | £4,188 |
| £331,995 | 28/05/2021 | F | 29 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 66 | £5,030 |
| £750,000 | 10/06/2021 | D | | | 29 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GJ | 190 | £3,947 |
| £495,000 | 10/06/2021 | D | | | 67 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 110 | £4,500 |
| £185,000 | 11/06/2021 | F | FLAT 47 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 30 | £6,167 |
| £465,000 | 17/06/2021 | D | | | 63 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 96 | £4,844 |
| £580,000 | 18/06/2021 | D | | | 46 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH | 138 | £4,203 |
| £265,995 | 18/06/2021 | F | | | 89 REGINA ROAD | | CHELMSFORD | CM1 1JF | 63 | £4,222 |
| £342,995 | 21/06/2021 | F | | | 97 REGINA ROAD | | CHELMSFORD | CM1 1JF | 74 | £4,635 |
| £331,995 | 24/06/2021 | F | | | 83 REGINA ROAD | | CHELMSFORD | CM1 1JF | 74 | £4,486 |
| £334,995 | 24/06/2021 | F | | | 85 REGINA ROAD | | CHELMSFORD | CM1 1JF | 71 | £4,718 |
| £590,000 | 25/06/2021 | D | | | 128 ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GR | 130 | £4,538 |
| £659,995 | 25/06/2021 | D | | | 9 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 170 | £3,882 |
| £343,995 | 25/06/2021 | F | | | 106 REGINA ROAD | | CHELMSFORD | CM1 1JF | 73 | £4,712 |
| £349,995 | 25/06/2021 | F | | | 104 REGINA ROAD | | CHELMSFORD | CM1 1JF | 74 | £4,730 |
| £343,995 | 25/06/2021 | F | | | 111 REGINA ROAD | | CHELMSFORD | CM1 1JF | 72 | £4,778 |
| £679,995 | 29/06/2021 | D | | | 10 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 160 | £4,250 |
| £580,000 | 29/06/2021 | D | | | 50 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH | 138 | £4,203 |
| £475,000 | 29/06/2021 | D | | | 1 BELFRY CRESCENT | LITTLE WALTHAM | CHELMSFORD | CM3 3GN | 101 | £4,703 |
| £322,500 | 29/06/2021 | F | FLAT 12 | | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 68 | £4,743 |
| £649,995 | 30/06/2021 | D | | | 7 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 170 | £3,824 |
| £670,000 | 30/06/2021 | D | | | 3 CLOVER DRIVE | | CHELMSFORD | CM1 4FT | 173 | £3,873 |
| £580,000 | 30/06/2021 | D | | | 52 FOXGLOVE AVENUE | | CHELMSFORD | CM1 4FW | 148 | £3,919 |
| £460,000 | 30/06/2021 | D | | | 32 HORNBEAM GARDENS | | CHELMSFORD | CM1 4GH | 108 | £4,259 |
| £340,995 | 23/07/2021 | F | | | 105 REGINA ROAD | | CHELMSFORD | CM1 1JF | 72 | £4,736 |
| £225,000 | 30/07/2021 | F | FLAT 45 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6ZP | 30 | £7,500 |
| £250,000 | 02/08/2021 | D | | | 3 TANGLEWOOD PLACE | | CHELMSFORD | CM3 4FP | 178 | £1,404 |
| £337,995 | 02/08/2021 | F | | | 98 REGINA ROAD | | CHELMSFORD | CM1 1JF | 72 | £4,694 |
| £260,000 | 19/08/2021 | F | | | 87 REGINA ROAD | | CHELMSFORD | CM1 1JF | 52 | £5,000 |
| £265,995 | 20/08/2021 | F | | | 101 REGINA ROAD | | CHELMSFORD | CM1 1JF | 52 | £5,115 |
| £654,995 | 31/08/2021 | D | | | 6 FINNING CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FS | 170 | £3,853 |
| £529,995 | 09/09/2021 | D | | | 43 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 114 | £4,649 |
| £265,995 | 09/09/2021 | F | | | 102 REGINA ROAD | | CHELMSFORD | CM1 1JF | 51 | £5,216 |
| £659,995 | 17/09/2021 | D | | | 47 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 170 | £3,882 |
| £679,995 | 17/09/2021 | D | | | 11 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 160 | £4,250 |

| Price Paid | Date | Property Type | SAON | PAON | Street | Locality | Town | Postcode | sqm | £/sqm |
|------------|------------|---------------|------|------------|----------------------|--------------|------------|----------|-----|--------|
| £490,000 | 23/09/2021 | D | | | 1 GRANTHAM DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6DY | 110 | £4,455 |
| £261,995 | 24/09/2021 | F | | | 88 REGINA ROAD | | CHELMSFORD | CM1 1JF | 51 | £5,137 |
| £315,000 | 06/10/2021 | F | | | 23 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 83 | £3,795 |
| £525,500 | 14/10/2021 | S | | | 33 ASHFORD PLACE | BROOMFIELD | CHELMSFORD | CM1 7FW | 146 | £3,599 |
| £335,995 | 15/10/2021 | F | | | 84 REGINA ROAD | | CHELMSFORD | CM1 1JF | 71 | £4,732 |
| £295,000 | 27/10/2021 | F | | FLAT 3 | 56 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 68 | £4,338 |
| £516,995 | 29/10/2021 | D | | | 40 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 114 | £4,535 |
| £232,000 | 29/11/2021 | F | 4 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 52 | £4,462 |
| £669,995 | 30/11/2021 | D | | | 4 FINNING CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1FS | 160 | £4,187 |
| £679,995 | 03/12/2021 | D | | | 14 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 160 | £4,250 |
| £669,995 | 17/12/2021 | D | | | 12 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR | 170 | £3,941 |
| £699,950 | 17/12/2021 | D | | | 2 STAINES DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6FR | 181 | £3,867 |
| £230,000 | 27/01/2022 | F | | | 93 REGINA ROAD | | CHELMSFORD | CM1 1JF | 50 | £4,600 |
| £679,995 | 31/01/2022 | D | | | 44 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 116 | £5,862 |
| £250,000 | 31/01/2022 | F | | | 86 REGINA ROAD | | CHELMSFORD | CM1 1JF | 50 | £5,000 |
| £240,000 | 01/02/2022 | F | 3 | HILL COURT | VICTORIA ROAD | | CHELMSFORD | CM1 1SP | 52 | £4,615 |
| £342,995 | 25/04/2022 | F | | | 8 REGINA ROAD | | CHELMSFORD | CM1 1QY | 78 | £4,397 |
| £258,995 | 25/04/2022 | F | | | 5 REGINA ROAD | | CHELMSFORD | CM1 1QY | 52 | £4,981 |
| £264,995 | 28/04/2022 | F | | | 19 REGINA ROAD | | CHELMSFORD | CM1 1QY | 52 | £5,096 |
| £344,995 | 29/04/2022 | F | | | 30 REGINA ROAD | | CHELMSFORD | CM1 1QY | 71 | £4,859 |
| £575,995 | 03/05/2022 | D | | | 45 RADCLIFFE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1FN | 136 | £4,235 |

Appendix 3: Land Registry price paid & EPC on existing dwellings sold in Chelmsford

Data collected on sales of existing dwellings in Chelmsford sold between 01/01/2021 – 01/07/2022.

| Price Paid | Date | Property Type | SAON | PAON | Street | Locality | Town | Postcode | sqm | £/sqm |
|------------|------------|---------------|------|------------------|-----------------------|-----------------------|------------|----------|-----|---------|
| £845,000 | 04/01/2021 | D | | | 15 WESTFIELD AVENUE | | CHELMSFORD | CM1 1SF | 136 | £6,213 |
| £350,000 | 04/01/2021 | T | | | 73 WATERHOUSE STREET | | CHELMSFORD | CM1 2TZ | 70 | £5,000 |
| £450,000 | 04/01/2021 | T | | | 26 LITTLE MEADOW | WRITTLE | CHELMSFORD | CM1 3LG | 115 | £3,913 |
| £545,000 | 05/01/2021 | S | | | 37 SIXTH AVENUE | | CHELMSFORD | CM1 4ED | 83 | £6,566 |
| £500,000 | 05/01/2021 | D | | | 43 HONEY CLOSE | | CHELMSFORD | CM2 9SP | 98 | £5,102 |
| £342,500 | 05/01/2021 | T | | | 18 NAVIGATION ROAD | | CHELMSFORD | CM2 6HE | 69 | £4,964 |
| £1,050,000 | 05/01/2021 | D | | 6A | THE RYEFIELD | LITTLE BADDOW | CHELMSFORD | CM3 4TR | 221 | £4,751 |
| £867,000 | 05/01/2021 | D | | HEATHERBY | NORTH HILL | LITTLE BADDOW | CHELMSFORD | CM3 4TB | 187 | £4,636 |
| £403,000 | 05/01/2021 | D | | | 8 BICKERTON POINT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YG | 87 | £4,632 |
| £517,500 | 05/01/2021 | D | | | 5 LANDISDALE | DANBURY | CHELMSFORD | CM3 4QR | 124 | £4,173 |
| £675,000 | 05/01/2021 | D | | | 95 LADY LANE | | CHELMSFORD | CM2 0TJ | 168 | £4,018 |
| £350,000 | 05/01/2021 | S | | | 45 PEEL ROAD | | CHELMSFORD | CM2 6AJ | 91 | £3,846 |
| £378,000 | 05/01/2021 | D | | | 29 BRENT AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SG | 110 | £3,436 |
| £305,000 | 05/01/2021 | S | | | 31 AVON ROAD | | CHELMSFORD | CM1 2JX | 91 | £3,352 |
| £315,000 | 05/01/2021 | S | | | 63 CHEVIOT DRIVE | | CHELMSFORD | CM1 2EX | 97 | £3,247 |
| £360,000 | 05/01/2021 | T | | | 19 WEIGHT ROAD | | CHELMSFORD | CM2 6LE | 111 | £3,243 |
| £270,000 | 05/01/2021 | S | | | 13 BERWICK AVENUE | | CHELMSFORD | CM1 4AN | 90 | £3,000 |
| £525,000 | 06/01/2021 | D | | | 45 LITTLE BADDOW ROAD | DANBURY | CHELMSFORD | CM3 4NT | 73 | £7,192 |
| £420,000 | 06/01/2021 | T | | | 13 DONALD WAY | | CHELMSFORD | CM2 9JB | 74 | £5,676 |
| £369,995 | 06/01/2021 | T | | | 17 NURSERY ROAD | | CHELMSFORD | CM2 9PL | 78 | £4,744 |
| £450,000 | 06/01/2021 | S | | | 129 KEENE WAY | | CHELMSFORD | CM2 8NS | 109 | £4,128 |
| £302,500 | 06/01/2021 | S | | | 319 MEADGATE AVENUE | | CHELMSFORD | CM2 7NL | 81 | £3,735 |
| £375,000 | 06/01/2021 | S | | | 28 CROUCH BECK | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JY | 108 | £3,472 |
| £470,000 | 07/01/2021 | S | | | 50 FIRST AVENUE | | CHELMSFORD | CM1 1RU | 77 | £6,104 |
| £340,000 | 07/01/2021 | S | | | 17 PEARTREE LANE | DANBURY | CHELMSFORD | CM3 4LS | 65 | £5,231 |
| £490,000 | 07/01/2021 | S | | | 22 ST JOHNS AVENUE | | CHELMSFORD | CM2 0UB | 99 | £4,949 |
| £362,500 | 07/01/2021 | T | | | 14 ST JOHNS ROAD | | CHELMSFORD | CM2 9PE | 77 | £4,708 |
| £800,000 | 07/01/2021 | D | | THE SHRUBBERY | THE RIDGE | LITTLE BADDOW | CHELMSFORD | CM3 4NX | 171 | £4,678 |
| £350,000 | 07/01/2021 | D | | | 3 LYNDHURST DRIVE | BICKNACRE | CHELMSFORD | CM3 4XL | 76 | £4,605 |
| £735,000 | 07/01/2021 | D | | | 18 ST JOHNS AVENUE | | CHELMSFORD | CM2 0UB | 168 | £4,375 |
| £284,000 | 07/01/2021 | S | | | 4 OLD FORGE ROAD | BOREHAM | CHELMSFORD | CM3 3DU | 67 | £4,239 |
| £678,000 | 07/01/2021 | D | | | 30 LADY LANE | | CHELMSFORD | CM2 0TQ | 162 | £4,185 |
| £430,000 | 07/01/2021 | D | | | 26 ASHTON PLACE | | CHELMSFORD | CM2 6ST | 103 | £4,175 |
| £489,995 | 07/01/2021 | D | | | 6 LORIE GARDENS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AQ | 129 | £3,798 |
| £280,000 | 07/01/2021 | S | | | 11 WELLAND AVENUE | | CHELMSFORD | CM1 2JN | 74 | £3,784 |
| £430,000 | 08/01/2021 | D | | MEWS COTTAGE, 58 | NEW WRITTLE STREET | | CHELMSFORD | CM2 0SB | N/A | #VALUE! |
| £550,000 | 08/01/2021 | S | | | 24 LADY LANE | | CHELMSFORD | CM2 0TG | 93 | £5,914 |
| £348,000 | 08/01/2021 | D | | | 23 RUBENS GATE | | CHELMSFORD | CM1 6GW | 66 | £5,273 |
| £388,000 | 08/01/2021 | S | | | 92 PLANTATION ROAD | BOREHAM | CHELMSFORD | CM3 3DZ | 74 | £5,243 |
| £380,000 | 08/01/2021 | D | | | 13 WESTMARCH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AB | 78 | £4,872 |
| £460,000 | 08/01/2021 | D | | | 85 LODGE ROAD | WRITTLE | CHELMSFORD | CM1 3HZ | 100 | £4,600 |
| £175,000 | 08/01/2021 | F | | | 106 PARKINSON DRIVE | | CHELMSFORD | CM1 3GS | 39 | £4,487 |
| £291,000 | 08/01/2021 | T | | | 38 BADEN POWELL CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7GA | 66 | £4,409 |

| | | | | | | | | | | |
|----------|------------|---|----------|-----|--------------------|-----------------------|------------|---------|-----|--------|
| £262,000 | 08/01/2021 | T | | 54 | BLACKWOOD CHINE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FZ | 61 | £4,295 |
| £580,000 | 08/01/2021 | D | | 32 | HOWARD DRIVE | | CHELMSFORD | CM2 6PE | 136 | £4,265 |
| £360,000 | 08/01/2021 | S | | 142 | ARMISTICE AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6AR | 85 | £4,235 |
| £320,000 | 08/01/2021 | T | | 34 | BADEN POWELL CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7GA | 79 | £4,051 |
| £500,000 | 08/01/2021 | D | | 6 | WESTBOURNE GROVE | | CHELMSFORD | CM2 9RT | 125 | £4,000 |
| £422,500 | 08/01/2021 | S | | 26 | SCHOOL LANE | GREAT LEIGHS | CHELMSFORD | CM3 1NL | 111 | £3,806 |
| £340,000 | 08/01/2021 | S | | 104 | BURGHLEY WAY | | CHELMSFORD | CM2 9LQ | 93 | £3,656 |
| £142,500 | 08/01/2021 | F | | 48 | PEARCE MANOR | | CHELMSFORD | CM2 9XH | 40 | £3,563 |
| £262,000 | 08/01/2021 | T | | 36 | SHIMBROOKS | GREAT LEIGHS | CHELMSFORD | CM3 1SH | 75 | £3,493 |
| £320,000 | 08/01/2021 | S | | 10 | ST MARGARETS ROAD | | CHELMSFORD | CM2 6DR | 92 | £3,478 |
| £310,000 | 08/01/2021 | T | | 81 | SHELLEY ROAD | | CHELMSFORD | CM2 6ES | 93 | £3,333 |
| £512,000 | 08/01/2021 | S | | 12 | FORREST CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NR | 157 | £3,261 |
| £590,000 | 08/01/2021 | S | | 69 | WELL LANE | GALLEYWOOD | CHELMSFORD | CM2 8QZ | 185 | £3,189 |
| £340,000 | 11/01/2021 | T | | 118 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NX | 55 | £6,182 |
| £475,000 | 11/01/2021 | D | | 14 | NIBLICK GREEN | | CHELMSFORD | CM3 3FS | 101 | £4,703 |
| £288,000 | 11/01/2021 | T | | 29 | ST ANTHONYS DRIVE | | CHELMSFORD | CM2 9EG | 64 | £4,500 |
| £377,000 | 11/01/2021 | S | | 13 | BADDOW HALL AVENUE | | CHELMSFORD | CM2 7BN | 89 | £4,236 |
| £255,000 | 11/01/2021 | T | | 50 | ORANGE TREE CLOSE | | CHELMSFORD | CM2 9NE | 65 | £3,923 |
| £405,000 | 11/01/2021 | T | | 30 | DOWNSWAY | | CHELMSFORD | CM1 6TU | 112 | £3,616 |
| £505,000 | 11/01/2021 | D | | 38 | BICKERTON POINT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YG | 142 | £3,556 |
| £365,000 | 11/01/2021 | T | | 10 | WALLASEA GARDENS | | CHELMSFORD | CM1 6JZ | 112 | £3,259 |
| £360,000 | 11/01/2021 | S | | 16 | TYTHE BARN WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PX | 116 | £3,103 |
| £184,000 | 12/01/2021 | F | | 98 | BURGESS FIELD | CHELMER VILLAGE | CHELMSFORD | CM2 6UE | 41 | £4,488 |
| £350,000 | 12/01/2021 | T | | 93 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BA | 81 | £4,321 |
| £260,000 | 12/01/2021 | F | | 39 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0AZ | 63 | £4,127 |
| £570,000 | 12/01/2021 | D | | 16 | THE SPINNAKER | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GL | 145 | £3,931 |
| £507,000 | 12/01/2021 | D | | 1 | HOPWOOD VIEW | | CHELMSFORD | CM2 9FL | 129 | £3,930 |
| £188,000 | 12/01/2021 | F | | 30 | JEFFCUT ROAD | | CHELMSFORD | CM2 6XN | 50 | £3,760 |
| £720,000 | 12/01/2021 | D | TRESCO | | WOODHILL ROAD | DANBURY | CHELMSFORD | CM3 4DY | 192 | £3,750 |
| £335,000 | 13/01/2021 | S | | 19 | FRASER CLOSE | | CHELMSFORD | CM2 0TD | 45 | £7,444 |
| £840,000 | 13/01/2021 | D | | 47 | CHURCH LANE | SPRINGFIELD | CHELMSFORD | CM1 7SQ | 165 | £5,091 |
| £770,000 | 13/01/2021 | S | | 173 | WOOD STREET | | CHELMSFORD | CM2 8BJ | 167 | £4,611 |
| £491,750 | 13/01/2021 | T | | 2 | MANOR ROAD | | CHELMSFORD | CM2 0ER | 121 | £4,064 |
| £437,000 | 13/01/2021 | D | | 17 | PERTWEE DRIVE | | CHELMSFORD | CM2 8DY | 108 | £4,046 |
| £670,000 | 13/01/2021 | D | | 427 | BADDOW ROAD | | CHELMSFORD | CM2 7QL | 169 | £3,964 |
| £289,000 | 13/01/2021 | T | | 144 | LITTLECROFT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GF | 84 | £3,440 |
| £333,000 | 14/01/2021 | D | | 21 | CANDYTUFT ROAD | SPRINGFIELD | CHELMSFORD | CM1 6YS | 67 | £4,970 |
| £325,000 | 14/01/2021 | S | | 111 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9DT | 78 | £4,167 |
| £560,000 | 14/01/2021 | D | | 1 | PINES ROAD | | CHELMSFORD | CM1 2EY | 143 | £3,916 |
| £360,000 | 15/01/2021 | D | THE WOOD | | ELM GREEN LANE | DANBURY | CHELMSFORD | CM3 4DW | 65 | £5,538 |
| £292,500 | 15/01/2021 | S | | 15 | DUFFIELD ROAD | | CHELMSFORD | CM2 9RY | 59 | £4,958 |
| £520,000 | 15/01/2021 | D | | 31 | SANDFORD MILL ROAD | | CHELMSFORD | CM2 6NS | 107 | £4,860 |
| £317,500 | 15/01/2021 | T | | 131 | LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3JW | 74 | £4,291 |
| £467,000 | 15/01/2021 | D | | 50 | HONEY CLOSE | | CHELMSFORD | CM2 9SP | 109 | £4,284 |
| £218,000 | 15/01/2021 | F | | 72 | HARBERD TYE | | CHELMSFORD | CM2 9GJ | 51 | £4,275 |
| £520,000 | 15/01/2021 | S | | 17 | THIRD AVENUE | | CHELMSFORD | CM1 4EX | 122 | £4,262 |
| £430,000 | 15/01/2021 | S | | 191 | LINNET DRIVE | | CHELMSFORD | CM2 8AH | 104 | £4,135 |
| £502,500 | 15/01/2021 | S | | 72 | DORSET AVENUE | | CHELMSFORD | CM2 9UB | 129 | £3,895 |
| £350,000 | 15/01/2021 | S | | 175 | BADDOW ROAD | | CHELMSFORD | CM2 7PZ | 90 | £3,889 |

| | | | | | | | | | | | |
|------------|------------|---|--------|-----------------------|------------------------|-----------------------|-------------------|------------|---------|--------|---------|
| £270,000 | 15/01/2021 | D | | 1 | BOLEYN WAY | BOREHAM | CHELMSFORD | CM3 3JJ | 70 | £3,857 | |
| £152,000 | 15/01/2021 | F | | 19 | CROCUS WAY | | CHELMSFORD | CM1 6XP | 41 | £3,707 | |
| £240,000 | 15/01/2021 | T | | 39 | ROTHBURY ROAD | | CHELMSFORD | CM1 3DD | 65 | £3,692 | |
| £765,000 | 15/01/2021 | T | | 5 | WINDLEY TYE | | CHELMSFORD | CM1 2GR | 210 | £3,643 | |
| £370,000 | 15/01/2021 | D | | 14 | TOOK DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RJ | 102 | £3,627 | |
| £197,500 | 15/01/2021 | F | | 29 | ROOKES CRESCENT | | CHELMSFORD | CM1 3GL | 56 | £3,527 | |
| £300,000 | 15/01/2021 | T | | 14 | MARKLAND CLOSE | | CHELMSFORD | CM2 8RZ | 89 | £3,371 | |
| £375,000 | 15/01/2021 | S | | 25 | WEAR DRIVE | | CHELMSFORD | CM1 7PT | 113 | £3,319 | |
| £405,000 | 15/01/2021 | D | | 71 | ASH GROVE | | CHELMSFORD | CM2 9JT | 123 | £3,293 | |
| £250,000 | 15/01/2021 | S | | 22 | HILLARY CLOSE | | CHELMSFORD | CM1 7RR | 82 | £3,049 | |
| £470,000 | 18/01/2021 | S | | 152 | CHIGNAL ROAD | | CHELMSFORD | CM1 2JD | 103 | £4,563 | |
| £290,000 | 18/01/2021 | F | 6 | ARMSTRONG GIBBS COURT | THE CAUSEWAY | GREAT BADDOW | CHELMSFORD | CM2 7FR | 69 | £4,203 | |
| £230,000 | 18/01/2021 | F | | 4 | RIVER TERRACE | | CHELMSFORD | CM2 6FW | 60 | £3,833 | |
| £262,500 | 18/01/2021 | T | | 49 | GAINSBOROUGH CRESCENT | | CHELMSFORD | CM2 6DJ | 82 | £3,201 | |
| £550,000 | 18/01/2021 | D | | 135 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 173 | £3,179 | |
| £295,000 | 19/01/2021 | T | | 35 | ALEXANDER MEWS | SANDON | CHELMSFORD | CM2 7TT | 57 | £5,175 | |
| £522,000 | 19/01/2021 | S | | 22 | CAMPBELL CLOSE | | CHELMSFORD | CM2 9BE | 105 | £4,971 | |
| £395,000 | 19/01/2021 | D | | 16 | COWDRIE WAY | SPRINGFIELD | CHELMSFORD | CM2 6GL | 85 | £4,647 | |
| £299,995 | 19/01/2021 | S | | 38 | LOFTIN WAY | | CHELMSFORD | CM2 9TW | 68 | £4,412 | |
| £540,000 | 19/01/2021 | T | 01-Feb | VALLEY COTTAGES | TABORS HILL | GREAT BADDOW | CHELMSFORD | CM2 7BP | 138 | £3,913 | |
| £292,000 | 19/01/2021 | T | | 53 | HAWFINCH WALK | | CHELMSFORD | CM2 8BE | 75 | £3,893 | |
| £520,000 | 20/01/2021 | D | | | HOMELEIGH | RUNSELL GREEN | DANBURY | CHELMSFORD | CM3 4QZ | 98 | £5,306 |
| £345,000 | 20/01/2021 | T | | 148 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BB | 70 | £4,929 | |
| £301,000 | 20/01/2021 | T | | 35 | CHELMER ROAD | | CHELMSFORD | CM2 6NH | 63 | £4,778 | |
| £320,000 | 20/01/2021 | D | | 2 | COXS CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SL | 69 | £4,638 | |
| £235,000 | 20/01/2021 | F | | 3 | CUNARD SQUARE | | CHELMSFORD | CM1 1AU | 51 | £4,608 | |
| £350,000 | 20/01/2021 | T | | 15 | PERTWEE DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NT | 82 | £4,268 | |
| £215,000 | 20/01/2021 | F | | 66 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 53 | £4,057 | |
| £439,000 | 20/01/2021 | S | | 28 | OVERMEAD DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SW | 130 | £3,377 | |
| £817,500 | 21/01/2021 | D | | | CLAVER HOUSE | CHURCH ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UQ | N/A | #VALUE! |
| £750,000 | 21/01/2021 | D | | | IVY HOUSE | CHURCH ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UJ | 129 | £5,814 |
| £327,000 | 21/01/2021 | T | | 1 | NEW WRITTLE STREET | | CHELMSFORD | CM2 0RR | 66 | £4,955 | |
| £1,000,000 | 21/01/2021 | D | | | THE GABLES | NORTH HILL | LITTLE BADDOW | CHELMSFORD | CM3 4TB | 212 | £4,717 |
| £1,275,000 | 21/01/2021 | D | | | ROWAN BARN | CHALK END | ROXWELL | CHELMSFORD | CM1 4LG | 281 | £4,537 |
| £360,000 | 21/01/2021 | T | | 69 | SUNRISE AVENUE | | CHELMSFORD | CM1 4JN | 81 | £4,444 | |
| £365,000 | 21/01/2021 | S | | 108 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9LF | 85 | £4,294 | |
| £426,500 | 21/01/2021 | S | | 123 | PATCHING HALL LANE | | CHELMSFORD | CM1 4BY | 103 | £4,141 | |
| £585,000 | 21/01/2021 | D | | 10A | EAST HANNINGFIELD ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8EG | 150 | £3,900 | |
| £298,500 | 21/01/2021 | T | | 4 | SWALLOW PATH | | CHELMSFORD | CM2 8XT | 78 | £3,827 | |
| £1,050,000 | 21/01/2021 | D | | | CARTREF | MAYES LANE | SANDON | CHELMSFORD | CM2 7RW | 315 | £3,333 |
| £230,000 | 21/01/2021 | F | | 52 | COURTLANDS | | CHELMSFORD | CM1 4DD | 75 | £3,067 | |
| £1,037,500 | 22/01/2021 | D | | | WILDCROFT | FITZWALTER LANE | DANBURY | CHELMSFORD | CM3 4DZ | 169 | £6,139 |
| £650,000 | 22/01/2021 | S | | 10 | DUFFRIES CLOSE | GREAT WALTHAM | CHELMSFORD | CM3 1DQ | 107 | £6,075 | |
| £640,000 | 22/01/2021 | D | | 14 | PURCELL COLE | WRITTLE | CHELMSFORD | CM1 3NB | 127 | £5,039 | |
| £337,000 | 22/01/2021 | S | | 8 | PENSHURST DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AY | 68 | £4,956 | |
| £552,500 | 22/01/2021 | D | | 7 | WINDWARD WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YU | 116 | £4,763 | |
| £500,000 | 22/01/2021 | D | | 93 | OAK LODGE TYE | SPRINGFIELD | CHELMSFORD | CM1 6GZ | 107 | £4,673 | |
| £186,500 | 22/01/2021 | T | | 14 | ANSON CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YJ | 40 | £4,663 | |
| £320,000 | 22/01/2021 | T | | 44 | PYMS ROAD | | CHELMSFORD | CM2 8PY | 72 | £4,444 | |

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|----------|------------|---|---------|---------------|---------------------------|-----------------------|------------|---------|--------|--------|
| £230,000 | 22/01/2021 | F | FLAT 10 | ROBERTS COURT | BADDOW ROAD | CHELMSFORD | CM2 9RQ | 54 | £4,259 | |
| £225,000 | 22/01/2021 | F | | | 11 CORNISH GROVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XX | 53 | £4,245 |
| £476,500 | 22/01/2021 | D | | | 6 GUNSON GATE | | CHELMSFORD | CM2 9NZ | 113 | £4,217 |
| £135,000 | 22/01/2021 | F | | | 11 SHEARERS WAY | BOREHAM | CHELMSFORD | CM3 3AE | 33 | £4,091 |
| £260,000 | 22/01/2021 | T | | | 132 FOREST DRIVE | | CHELMSFORD | CM1 2TT | 65 | £4,000 |
| £245,000 | 22/01/2021 | F | | | 78 CHELMER ROAD | | CHELMSFORD | CM2 6AB | 63 | £3,889 |
| £600,000 | 22/01/2021 | T | | | 38 TELFORD PLACE | | CHELMSFORD | CM1 7QZ | 159 | £3,774 |
| £280,000 | 22/01/2021 | S | | | 20 MEADOW ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8DU | 76 | £3,684 |
| £305,000 | 22/01/2021 | S | | | 6 FOREST DRIVE | | CHELMSFORD | CM1 2TR | 83 | £3,675 |
| £795,000 | 22/01/2021 | D | | | 62 TELFORD PLACE | | CHELMSFORD | CM1 7QZ | 218 | £3,647 |
| £275,000 | 22/01/2021 | S | | | 14 WATERHOUSE STREET | | CHELMSFORD | CM1 2TY | 76 | £3,618 |
| £428,000 | 22/01/2021 | D | | | 14 SMITHERS DRIVE | | CHELMSFORD | CM2 7JP | 120 | £3,567 |
| £330,000 | 22/01/2021 | S | | | 32 PEDLARS CLOSE | DANBURY | CHELMSFORD | CM3 4JE | 93 | £3,548 |
| £810,000 | 22/01/2021 | D | | SANDONS | SOUTHEND ROAD | HOWE GREEN | CHELMSFORD | CM2 7TD | 232 | £3,491 |
| £370,000 | 22/01/2021 | S | | | 38 GLENDALE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TS | 110 | £3,364 |
| £300,000 | 22/01/2021 | S | | | 5 WOODHOUSE LANE | BROOMFIELD | CHELMSFORD | CM1 7EU | 97 | £3,093 |
| £195,000 | 22/01/2021 | F | | | 65 WOOD STREET | | CHELMSFORD | CM2 9BQ | 76 | £2,566 |
| £318,000 | 22/01/2021 | T | | | 17 GREENWOOD CLOSE | | CHELMSFORD | CM2 6PW | 128 | £2,484 |
| £215,000 | 24/01/2021 | F | | | 10 KINGFISHER LODGE | | CHELMSFORD | CM2 7JZ | 57 | £3,772 |
| £440,000 | 25/01/2021 | D | | | 34 HIGHFIELD ROAD | | CHELMSFORD | CM1 2NQ | 70 | £6,286 |
| £450,000 | 25/01/2021 | S | | | 5 SECOND AVENUE | | CHELMSFORD | CM1 4ET | 82 | £5,488 |
| £309,000 | 25/01/2021 | D | | | 5 PARK AVENUE | | CHELMSFORD | CM1 2AB | 58 | £5,328 |
| £405,000 | 25/01/2021 | T | | 45A | PYMS ROAD | | CHELMSFORD | CM2 8PX | 81 | £5,000 |
| £533,000 | 25/01/2021 | S | | | 2 COWDRIE WAY | SPRINGFIELD | CHELMSFORD | CM2 6GL | 122 | £4,369 |
| £325,000 | 25/01/2021 | S | | | 19 BUSHEY CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LF | 76 | £4,276 |
| £439,000 | 25/01/2021 | D | | | 2 PENSHURST DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AY | 103 | £4,262 |
| £335,000 | 25/01/2021 | S | | | 9 NORTH AVENUE | | CHELMSFORD | CM1 2AL | 84 | £3,988 |
| £535,000 | 25/01/2021 | D | | | 89 HULLBRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LJ | 137 | £3,905 |
| £410,000 | 25/01/2021 | D | | | 1 DUDLEY CLOSE | BOREHAM | CHELMSFORD | CM3 3QA | 116 | £3,534 |
| £180,000 | 25/01/2021 | F | FLAT 7 | TRELAWN | CHURCH ROAD | BOREHAM | CHELMSFORD | CM3 3EF | 52 | £3,462 |
| £425,000 | 25/01/2021 | S | | | 10 GLEBE CRESCENT | BROOMFIELD | CHELMSFORD | CM1 7BJ | 138 | £3,080 |
| £180,000 | 25/01/2021 | F | | | 56 CHURCHILL RISE | | CHELMSFORD | CM1 6FD | 59 | £3,051 |
| £322,500 | 26/01/2021 | S | | | 14 OVERMEAD DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SW | 62 | £5,202 |
| £390,000 | 26/01/2021 | S | | | 25 LOFTIN WAY | | CHELMSFORD | CM2 9TW | 75 | £5,200 |
| £430,000 | 26/01/2021 | S | | | 54 NALLA GARDENS | | CHELMSFORD | CM1 4AX | 84 | £5,119 |
| £740,000 | 26/01/2021 | D | | | 513 GALLEYWOOD ROAD | | CHELMSFORD | CM2 8AA | 157 | £4,713 |
| £625,000 | 26/01/2021 | S | | | 66 MOULSHAM DRIVE | | CHELMSFORD | CM2 9PY | 144 | £4,340 |
| £605,000 | 26/01/2021 | D | | PEBBLESTONES | TWITTEN LANE | | CHELMSFORD | CM2 8QR | 146 | £4,144 |
| £450,000 | 26/01/2021 | S | | | 75 WATERHOUSE STREET | | CHELMSFORD | CM1 2TZ | 110 | £4,091 |
| £475,000 | 26/01/2021 | S | | | 5 LOVES GREEN | HIGHWOOD | CHELMSFORD | CM1 3QG | 119 | £3,992 |
| £298,000 | 26/01/2021 | D | | | 28 QUEENSLAND CRESCENT | | CHELMSFORD | CM1 2EA | 89 | £3,348 |
| £302,500 | 26/01/2021 | T | | | 52 JUNIPER ROAD | BOREHAM | CHELMSFORD | CM3 3DX | 102 | £2,966 |
| £265,000 | 27/01/2021 | F | | | 11 GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 58 | £4,569 |
| £245,000 | 27/01/2021 | T | | | 63 BUCKLEBURY HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 60 | £4,083 |
| £350,000 | 27/01/2021 | S | | | 16 LEWIS DRIVE | | CHELMSFORD | CM2 9EF | 89 | £3,933 |
| £350,000 | 27/01/2021 | S | | | 47 HAMBERTS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TU | 96 | £3,646 |
| £395,000 | 27/01/2021 | T | | | 2 FRIARS CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7FP | 110 | £3,591 |
| £523,000 | 27/01/2021 | D | | | 50 CREEKVIEW ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YL | 148 | £3,534 |
| £325,000 | 27/01/2021 | D | | | 17 ELLIOT CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YN | 92 | £3,533 |

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|----------|------------|---|----|--------------------------|-----|---------------------|-----------------------|------------|---------|-----|---------|
| £140,000 | 27/01/2021 | F | | | 219 | MEADGATE AVENUE | | CHELMSFORD | CM2 7NJ | 42 | £3,333 |
| £360,000 | 28/01/2021 | T | 4 | BURRELLS COTTAGES | | THE STREET | ROXWELL | CHELMSFORD | CM1 4PB | 34 | £10,588 |
| £535,000 | 28/01/2021 | S | | | 118 | MOULSHAM DRIVE | | CHELMSFORD | CM2 9PZ | 85 | £6,294 |
| £515,000 | 28/01/2021 | D | | | 31 | MILL LANE | DANBURY | CHELMSFORD | CM3 4LB | 85 | £6,059 |
| £510,000 | 28/01/2021 | S | | | 15 | FIRST AVENUE | | CHELMSFORD | CM1 1RX | 95 | £5,368 |
| £298,000 | 28/01/2021 | S | | | 43 | HALLOWELL DOWN | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ | 56 | £5,321 |
| £760,000 | 28/01/2021 | S | | | 46 | HAMLET ROAD | | CHELMSFORD | CM2 0ET | 151 | £5,033 |
| £726,500 | 28/01/2021 | D | | | 10 | FIRST AVENUE | | CHELMSFORD | CM1 1RU | 145 | £5,010 |
| £618,000 | 28/01/2021 | D | | | 11 | POTTERY LANE | | CHELMSFORD | CM1 4HH | 130 | £4,754 |
| £370,000 | 28/01/2021 | T | | | 24 | NURSERY ROAD | | CHELMSFORD | CM2 9PL | 78 | £4,744 |
| £366,000 | 28/01/2021 | S | | | 25 | BURGESS FIELD | CHELMER VILLAGE | CHELMSFORD | CM2 6TR | 81 | £4,519 |
| £492,500 | 28/01/2021 | S | | | 41 | EASTWOOD PARK | GREAT BADDOW | CHELMSFORD | CM2 8HF | 126 | £3,909 |
| £496,000 | 29/01/2021 | F | 7 | MIAMI HOUSE | | PRINCES ROAD | | CHELMSFORD | CM2 9GE | 79 | £6,278 |
| £212,000 | 29/01/2021 | F | | | 36 | GARDENERS | | CHELMSFORD | CM2 8YU | 35 | £6,057 |
| £520,000 | 29/01/2021 | D | | | 72 | LONGSHOTS CLOSE | | CHELMSFORD | CM1 7DX | 98 | £5,306 |
| £375,000 | 29/01/2021 | S | | | 111 | MILLFIELDS | WRITTLE | CHELMSFORD | CM1 3LJ | 75 | £5,000 |
| £740,000 | 29/01/2021 | D | | | 7 | ACRES END | | CHELMSFORD | CM1 2XR | 155 | £4,774 |
| £312,500 | 29/01/2021 | S | | | 14 | BADDOW PLACE AVENUE | | CHELMSFORD | CM2 7JN | 66 | £4,735 |
| £180,000 | 29/01/2021 | T | | | 44 | DEERHURST CHASE | BICKNACRE | CHELMSFORD | CM3 4XG | 39 | £4,615 |
| £395,000 | 29/01/2021 | S | | | 6 | BIRDIE CLOSE | BROOMFIELD | CHELMSFORD | CM3 3FW | 86 | £4,593 |
| £375,000 | 29/01/2021 | T | | | 25 | SAMUEL MANOR | SPRINGFIELD | CHELMSFORD | CM2 6PU | 82 | £4,573 |
| £332,000 | 29/01/2021 | S | | | 8 | OAK MANOR VIEW | GREAT LEIGHS | CHELMSFORD | CM3 1GZ | 74 | £4,486 |
| £400,000 | 29/01/2021 | S | | | 94 | SWISS AVENUE | | CHELMSFORD | CM1 2AF | 94 | £4,255 |
| £180,000 | 29/01/2021 | F | | | 21 | SHEARERS WAY | BOREHAM | CHELMSFORD | CM3 3AE | 46 | £3,913 |
| £305,000 | 29/01/2021 | S | | | 346 | LINNET DRIVE | | CHELMSFORD | CM2 8AL | 78 | £3,910 |
| £410,000 | 29/01/2021 | D | | | 40 | CARRIAGE DRIVE | | CHELMSFORD | CM1 6UY | 107 | £3,832 |
| £299,995 | 29/01/2021 | F | | | 6 | BEN WILSON LINK | SPRINGFIELD | CHELMSFORD | CM1 6DL | 79 | £3,797 |
| £200,000 | 29/01/2021 | F | | | 2 | GILSON CLOSE | | CHELMSFORD | CM2 6XD | 53 | £3,774 |
| £440,000 | 29/01/2021 | D | | | 6 | KAY CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1RU | 120 | £3,667 |
| £180,000 | 29/01/2021 | F | | | 5 | MITTON VALE | | CHELMSFORD | CM2 6UZ | 51 | £3,529 |
| £203,000 | 29/01/2021 | F | | | 73 | MELBOURNE AVENUE | | CHELMSFORD | CM1 2DR | 58 | £3,500 |
| £622,000 | 29/01/2021 | S | | | 33 | TELFORD PLACE | | CHELMSFORD | CM1 7QZ | 189 | £3,291 |
| £135,000 | 29/01/2021 | F | | | 69 | BADEN POWELL CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7GA | 42 | £3,214 |
| £280,000 | 29/01/2021 | T | | | 5 | DEAN WAY | | CHELMSFORD | CM1 3DB | 90 | £3,111 |
| £150,000 | 29/01/2021 | T | | | 39 | BRADFORD STREET | | CHELMSFORD | CM2 0BG | 50 | £3,000 |
| £435,000 | 29/01/2021 | S | | | 101 | AVON ROAD | | CHELMSFORD | CM1 2JX | 153 | £2,843 |
| £305,000 | 29/01/2021 | S | | | 47 | WOOD STREET | | CHELMSFORD | CM2 9BQ | 114 | £2,675 |
| £220,000 | 29/01/2021 | F | | | 137 | WHEATFIELD WAY | | CHELMSFORD | CM1 2RB | 84 | £2,619 |
| £615,000 | 01/02/2021 | D | | | 14 | LODGE AVENUE | | CHELMSFORD | CM2 7EA | 97 | £6,340 |
| £540,000 | 01/02/2021 | D | | GRANT HILL | | MOULSHAM THRIFT | | CHELMSFORD | CM2 8BP | 86 | £6,279 |
| £402,500 | 01/02/2021 | D | | | 5 | HASELFOOT ROAD | BOREHAM | CHELMSFORD | CM3 3EE | 69 | £5,833 |
| £305,000 | 01/02/2021 | T | | | 32 | LEIGHLANDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XN | 67 | £4,552 |
| £381,999 | 01/02/2021 | T | | | 60 | SOUTH PRIMROSE HILL | | CHELMSFORD | CM1 2RG | 84 | £4,548 |
| £375,000 | 01/02/2021 | D | | | 4 | SHEPPARD DRIVE | | CHELMSFORD | CM2 6QE | 84 | £4,464 |
| £308,000 | 01/02/2021 | S | | | 71 | BOLEYN WAY | BOREHAM | CHELMSFORD | CM3 3JL | 69 | £4,464 |
| £575,000 | 01/02/2021 | D | 2A | RETTENDON PLACE COTTAGES | | MAIN ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8DR | 137 | £4,197 |
| £310,000 | 01/02/2021 | S | | | 13 | IRIS CLOSE | | CHELMSFORD | CM1 6XS | 74 | £4,189 |
| £320,000 | 01/02/2021 | T | | | 52 | BLACKLOCK | CHELMER VILLAGE | CHELMSFORD | CM2 6QL | 78 | £4,103 |
| £127,500 | 01/02/2021 | F | | | 12 | TOWNSEND | SPRINGFIELD | CHELMSFORD | CM2 6GB | 43 | £2,965 |

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|------------|------------|---|----------------|-----|--------------------|-----------------------|------------|---------|-----|---------|
| £310,000 | 02/02/2021 | T | | 22 | LONGMEADS CLOSE | WRITTLE | CHELMSFORD | CM1 3NE | 75 | £4,133 |
| £439,000 | 02/02/2021 | T | | 34 | FOREFIELD GREEN | | CHELMSFORD | CM1 6YU | 137 | £3,204 |
| £350,000 | 02/02/2021 | T | | 28 | LITTLE MEADOW | WRITTLE | CHELMSFORD | CM1 3LG | 113 | £3,097 |
| £1,125,000 | 03/02/2021 | D | | 59 | THE STREET | LITTLE WALTHAM | CHELMSFORD | CM3 3NT | N/A | #VALUE! |
| £980,000 | 03/02/2021 | D | TANFIELD VILLA | | TANFIELD TYE | WEST HANNINGFIELD | CHELMSFORD | CM2 8UD | 173 | £5,665 |
| £322,500 | 03/02/2021 | S | | 4 | BRIDPORT ROAD | | CHELMSFORD | CM1 6NA | 57 | £5,658 |
| £282,500 | 03/02/2021 | S | | 2 | HEARSALL AVENUE | | CHELMSFORD | CM1 7DD | 50 | £5,650 |
| £725,000 | 03/02/2021 | D | 190A | | MAIN ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1NR | 142 | £5,106 |
| £368,000 | 03/02/2021 | D | | 59 | CARRIAGE DRIVE | | CHELMSFORD | CM1 6UY | 77 | £4,779 |
| £340,000 | 03/02/2021 | S | | 5 | EDWARD DRIVE | | CHELMSFORD | CM2 9ER | 75 | £4,533 |
| £419,000 | 03/02/2021 | T | | 93 | MILDMAY ROAD | | CHELMSFORD | CM2 0DS | 93 | £4,505 |
| £612,000 | 03/02/2021 | D | | 9 | JIGGER GARDENS | | CHELMSFORD | CM3 3FR | 147 | £4,163 |
| £357,500 | 03/02/2021 | S | | 36 | LINNET DRIVE | | CHELMSFORD | CM2 8AE | 86 | £4,157 |
| £740,000 | 03/02/2021 | T | | 38 | ARMISTICE AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6AR | 183 | £4,044 |
| £372,000 | 03/02/2021 | T | | 58 | PICKWICK AVENUE | | CHELMSFORD | CM1 4UN | 92 | £4,043 |
| £312,500 | 03/02/2021 | S | | 7 | STORMS WAY | | CHELMSFORD | CM2 6NU | 81 | £3,858 |
| £567,500 | 03/02/2021 | D | | 21 | TROTWOOD CLOSE | | CHELMSFORD | CM1 4UZ | 151 | £3,758 |
| £425,000 | 03/02/2021 | D | | 7 | BEACHS DRIVE | | CHELMSFORD | CM1 2NJ | 115 | £3,696 |
| £347,500 | 03/02/2021 | S | | 22 | MASCALLS WAY | | CHELMSFORD | CM2 7NS | 132 | £2,633 |
| £342,000 | 04/02/2021 | S | | 13 | HALLOWELL DOWN | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FS | 71 | £4,817 |
| £380,000 | 04/02/2021 | S | | 35 | LANGDALE GARDENS | | CHELMSFORD | CM2 9QH | 81 | £4,691 |
| £321,000 | 04/02/2021 | S | | 18 | REYNOLDS GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FA | 70 | £4,586 |
| £1,252,000 | 04/02/2021 | D | MOUNTNEYS | | ELM LANE | ROXWELL | CHELMSFORD | CM1 4NJ | 280 | £4,471 |
| £114,000 | 04/02/2021 | F | | 47 | BURGESS FIELD | CHELMER VILLAGE | CHELMSFORD | CM2 6TR | 26 | £4,385 |
| £298,000 | 04/02/2021 | F | | 56 | DUNN SIDE | | CHELMSFORD | CM1 1BY | 70 | £4,257 |
| £320,000 | 04/02/2021 | S | | 23 | SHERWOOD DRIVE | | CHELMSFORD | CM1 3DL | 86 | £3,721 |
| £575,000 | 04/02/2021 | D | | 40 | BROUGHTON ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YX | 167 | £3,443 |
| £325,000 | 05/02/2021 | S | | 66 | BRAMWOODS ROAD | | CHELMSFORD | CM2 7LT | 56 | £5,804 |
| £255,000 | 05/02/2021 | T | | 162 | INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 48 | £5,313 |
| £300,000 | 05/02/2021 | T | | 51 | ROMAN ROAD | | CHELMSFORD | CM2 0HB | 57 | £5,263 |
| £312,500 | 05/02/2021 | S | | 148 | MOULSHAM STREET | | CHELMSFORD | CM2 0LD | 60 | £5,208 |
| £500,000 | 05/02/2021 | D | | 75 | BEACHS DRIVE | | CHELMSFORD | CM1 2NJ | 96 | £5,208 |
| £525,000 | 05/02/2021 | D | | 4 | MALTESE ROAD | | CHELMSFORD | CM1 2PA | 102 | £5,147 |
| £322,500 | 05/02/2021 | T | | 184 | RAINSFORD ROAD | | CHELMSFORD | CM1 2PD | 63 | £5,119 |
| £600,000 | 05/02/2021 | D | | 10 | RATCLIFFE GATE | SPRINGFIELD | CHELMSFORD | CM1 6AL | 123 | £4,878 |
| £360,000 | 05/02/2021 | T | | 26 | SHELDRIK LINK | SPRINGFIELD | CHELMSFORD | CM2 6GJ | 74 | £4,865 |
| £425,000 | 05/02/2021 | S | | 1 | HOE STREET | ROXWELL | CHELMSFORD | CM1 4LX | 88 | £4,830 |
| £615,000 | 05/02/2021 | S | | 86 | VICARAGE ROAD | | CHELMSFORD | CM2 9PH | 128 | £4,805 |
| £509,000 | 05/02/2021 | D | | 80 | BEELEIGH LINK | | CHELMSFORD | CM2 6RG | 111 | £4,586 |
| £350,000 | 05/02/2021 | F | | 29 | CENTENARY WAY | SPRINGFIELD | CHELMSFORD | CM1 6AU | 77 | £4,545 |
| £237,500 | 05/02/2021 | F | | 37 | PARK VIEW CRESCENT | GREAT BADDOW | CHELMSFORD | CM2 8HX | 54 | £4,398 |
| £1,350,000 | 05/02/2021 | D | | 30 | SHARDELOW AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6BG | 315 | £4,286 |
| £690,000 | 05/02/2021 | D | | 10 | WHITE TREE COURT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AL | 171 | £4,035 |
| £259,000 | 05/02/2021 | F | | 47 | BURNELL GATE | | CHELMSFORD | CM1 6ED | 65 | £3,985 |
| £480,000 | 05/02/2021 | D | | 24 | LISTER TYE | | CHELMSFORD | CM2 9LS | 122 | £3,934 |
| £290,000 | 05/02/2021 | T | | 31 | FOREST DRIVE | | CHELMSFORD | CM1 2TS | 74 | £3,919 |
| £1,100,000 | 05/02/2021 | D | | 17 | LOUVAIN DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6BA | 285 | £3,860 |
| £315,000 | 05/02/2021 | T | | 33 | LUCAS AVENUE | | CHELMSFORD | CM2 9JL | 82 | £3,841 |
| £850,000 | 05/02/2021 | D | | 8 | WINCKFORD CLOSE | LITTLE WALTHAM | CHELMSFORD | CM3 3NU | 222 | £3,829 |

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|------------|------------|---|----|------------------------|------------------------|-----------------------|-------------------|------------|---------|--------|--------|
| £450,000 | 05/02/2021 | D | | 47 | PEARTREE LANE | DANBURY | CHELMSFORD | CM3 4LS | 119 | £3,782 | |
| £340,000 | 05/02/2021 | T | | 15 | THE COVERTS | WRITTLE | CHELMSFORD | CM1 3LL | 90 | £3,778 | |
| £332,000 | 05/02/2021 | S | | 14 | HENNIKER GATE | | CHELMSFORD | CM2 6QH | 89 | £3,730 | |
| £885,000 | 05/02/2021 | D | | 15 | WILLIAM PORTER CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6AN | 238 | £3,718 | |
| £470,000 | 05/02/2021 | S | | 3 | WILFRED WATERMAN DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6AZ | 127 | £3,701 | |
| £175,000 | 05/02/2021 | F | | 18 | DELAMERE ROAD | | CHELMSFORD | CM1 2TG | 48 | £3,646 | |
| £315,000 | 05/02/2021 | T | | 4 | LONGSHOTS CLOSE | | CHELMSFORD | CM1 7DX | 90 | £3,500 | |
| £375,000 | 05/02/2021 | D | | 4 | YONGE CLOSE | BOREHAM | CHELMSFORD | CM3 3GY | 115 | £3,261 | |
| £348,000 | 05/02/2021 | T | | 45 | THE RIDINGS | | CHELMSFORD | CM2 9RR | 107 | £3,252 | |
| £200,000 | 05/02/2021 | S | | 137 | MAIN ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1NP | 66 | £3,030 | |
| £480,000 | 06/02/2021 | S | 5 | SANDFORD MILL COTTAGES | SANDFORD MILL LANE | GREAT BADDOW | CHELMSFORD | CM2 7RT | 129 | £3,721 | |
| £540,000 | 08/02/2021 | D | | 9 | EMBERSON CROFT | | CHELMSFORD | CM1 4FD | 108 | £5,000 | |
| £905,000 | 08/02/2021 | D | | | OAKWOOD HOUSE | WOODHILL ROAD | SANDON | CHELMSFORD | CM2 7SF | 185 | £4,892 |
| £175,000 | 08/02/2021 | F | | 22 | CHARNWOOD AVENUE | | CHELMSFORD | CM1 2TQ | 42 | £4,167 | |
| £310,000 | 08/02/2021 | T | | 3 | RUTLAND ROAD | | CHELMSFORD | CM1 4BL | 75 | £4,133 | |
| £274,000 | 08/02/2021 | T | | 12 | GUYS FARM ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NE | 82 | £3,341 | |
| £572,000 | 08/02/2021 | D | | 13 | BRICKBARN | GREAT LEIGHS | CHELMSFORD | CM3 1JJ | 172 | £3,326 | |
| £355,000 | 08/02/2021 | T | | 34 | WALLASEA GARDENS | | CHELMSFORD | CM1 6JZ | 108 | £3,287 | |
| £318,500 | 09/02/2021 | S | | 11 | MORRIS ROAD | | CHELMSFORD | CM2 6EU | 86 | £3,703 | |
| £335,000 | 10/02/2021 | S | | 18 | SIDMOUTH ROAD | | CHELMSFORD | CM1 6LR | 52 | £6,442 | |
| £1,300,000 | 10/02/2021 | D | | 46 | MALTESE ROAD | | CHELMSFORD | CM1 2PA | 230 | £5,652 | |
| £320,000 | 10/02/2021 | T | | 30 | BLACKLOCK | CHELMER VILLAGE | CHELMSFORD | CM2 6QL | 68 | £4,706 | |
| £325,000 | 10/02/2021 | T | | 12 | TUPMAN CLOSE | | CHELMSFORD | CM1 4UP | 70 | £4,643 | |
| £385,000 | 10/02/2021 | S | | 91 | LUCAS AVENUE | | CHELMSFORD | CM2 9JN | 88 | £4,375 | |
| £387,500 | 10/02/2021 | T | | 5 | MANOR ROAD | | CHELMSFORD | CM2 0ER | 90 | £4,306 | |
| £518,000 | 10/02/2021 | D | | 65 | TORQUAY ROAD | | CHELMSFORD | CM1 7NX | 124 | £4,177 | |
| £178,250 | 10/02/2021 | F | 6 | HODGE COURT | BROOMFIELD ROAD | | CHELMSFORD | CM1 1SD | 44 | £4,051 | |
| £520,000 | 10/02/2021 | S | | 100 | CANNON LEYS | | CHELMSFORD | CM2 8PD | 137 | £3,796 | |
| £675,000 | 10/02/2021 | D | | | LEA COTTAGE | THE COMMON | EAST HANNINGFIELD | CHELMSFORD | CM3 8AH | 182 | £3,709 |
| £492,000 | 10/02/2021 | S | | 84 | DORSET AVENUE | | CHELMSFORD | CM2 9UB | 136 | £3,618 | |
| £385,000 | 10/02/2021 | S | | 2 | CRAISTON WAY | | CHELMSFORD | CM2 8EB | 112 | £3,438 | |
| £230,000 | 10/02/2021 | S | | 39 | DORSET AVENUE | | CHELMSFORD | CM2 9UA | 89 | £2,584 | |
| £360,000 | 11/02/2021 | D | | 11 | PLYMOUTH ROAD | | CHELMSFORD | CM1 6JG | 65 | £5,538 | |
| £207,000 | 11/02/2021 | T | | 11 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6GQ | 39 | £5,308 | |
| £925,000 | 11/02/2021 | D | | | HAWTHORN BARN | CHALK END | ROXWELL | CHELMSFORD | CM1 4LG | 190 | £4,868 |
| £307,000 | 11/02/2021 | S | | 18 | TULIP CLOSE | | CHELMSFORD | CM1 6XA | 70 | £4,386 | |
| £185,000 | 11/02/2021 | F | | 1 | GILSON CLOSE | | CHELMSFORD | CM2 6XD | 45 | £4,111 | |
| £350,000 | 11/02/2021 | S | | 22 | GLEBE CRESCENT | BROOMFIELD | CHELMSFORD | CM1 7BJ | 91 | £3,846 | |
| £612,500 | 11/02/2021 | T | | 81 | RIDGEWELL AVENUE | | CHELMSFORD | CM1 2GF | 177 | £3,460 | |
| £267,500 | 11/02/2021 | T | | 21 | RICH CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1NX | 78 | £3,429 | |
| £655,000 | 11/02/2021 | S | | 30 | FIRST AVENUE | | CHELMSFORD | CM1 1RU | 205 | £3,195 | |
| £218,000 | 12/02/2021 | S | | 7 | VILLIERS PLACE | BOREHAM | CHELMSFORD | CM3 3JW | 38 | £5,737 | |
| £205,000 | 12/02/2021 | F | 23 | LYTTLETON HOUSE, 64 | BROOMFIELD ROAD | | CHELMSFORD | CM1 1SW | 37 | £5,541 | |
| £316,666 | 12/02/2021 | T | | 13 | ST JOHNS GREEN | | CHELMSFORD | CM1 3DZ | 65 | £4,872 | |
| £275,000 | 12/02/2021 | F | | 35 | FLINTWICH MANOR | | CHELMSFORD | CM1 4YP | 57 | £4,825 | |
| £275,000 | 12/02/2021 | T | | 67 | ROXWELL ROAD | | CHELMSFORD | CM1 2NT | 57 | £4,825 | |
| £496,000 | 12/02/2021 | S | | 16 | BRUCE ROAD | WRITTLE | CHELMSFORD | CM1 3EE | 103 | £4,816 | |
| £505,000 | 12/02/2021 | D | | 44 | CHELMERTON AVENUE | | CHELMSFORD | CM2 9RF | 112 | £4,509 | |
| £310,000 | 12/02/2021 | T | | 13A | BROOK VIEW | SANDON | CHELMSFORD | CM2 7RG | 71 | £4,366 | |

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|------------|------------|---|---------|----------------|--------------------------|-----------------------|------------|---------|---------|---------|
| £225,000 | 12/02/2021 | F | 6 | STONHAM PLACE | CHELMER ROAD | CHELMSFORD | CM2 6DG | 53 | £4,245 | |
| £211,000 | 12/02/2021 | F | | | 42 RAMSHAW DRIVE | CHELMSFORD | CM2 6UB | 50 | £4,220 | |
| £715,000 | 12/02/2021 | D | | DEBEN HOUSE | MAIN ROAD | CHELMSFORD | CM3 8RN | 172 | £4,157 | |
| £141,000 | 12/02/2021 | F | | | 34 CULVER RISE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WG | 34 | £4,147 |
| £200,000 | 12/02/2021 | F | FLAT 91 | WELLS CRESCENT | VIADUCT ROAD | CHELMSFORD | CM1 1GR | 49 | £4,082 | |
| £448,000 | 12/02/2021 | S | | | 5 EMBERSON CROFT | CHELMSFORD | CM1 4FD | 114 | £3,930 | |
| £312,500 | 12/02/2021 | T | | | 47 TOWER AVENUE | CHELMSFORD | CM1 2PW | 82 | £3,811 | |
| £365,000 | 12/02/2021 | D | | | 164 BADDOW HALL CRESCENT | CHELMSFORD | CM2 7BU | 97 | £3,763 | |
| £337,100 | 12/02/2021 | T | | | 103 PETUNIA CRESCENT | CHELMSFORD | CM1 6YR | 91 | £3,704 | |
| £383,000 | 12/02/2021 | D | | | 53 SHIMBROOKS | GREAT LEIGHS | CHELMSFORD | CM3 1SG | 106 | £3,613 |
| £297,500 | 12/02/2021 | T | | | 10 WELLINGTON CLOSE | CHELMSFORD | CM1 2EE | 85 | £3,500 | |
| £203,000 | 12/02/2021 | F | | | 26 GERARD GARDENS | CHELMSFORD | CM2 9GD | 59 | £3,441 | |
| £200,000 | 12/02/2021 | F | | | 394 SPRINGFIELD ROAD | CHELMSFORD | CM2 6AT | 62 | £3,226 | |
| £630,000 | 12/02/2021 | D | | | 4 GLOVERS | GREAT LEIGHS | CHELMSFORD | CM3 1PY | 198 | £3,182 |
| £512,500 | 12/02/2021 | S | | | 46 FAIRWAY DRIVE | CHELMSFORD | CM3 3FH | 163 | £3,144 | |
| £265,000 | 12/02/2021 | T | | | 70 CLYDE CRESCENT | CHELMSFORD | CM1 2LL | 90 | £2,944 | |
| £2,735,000 | 15/02/2021 | D | | | 116 MOULSHAM STREET | CHELMSFORD | CM2 0JN | N/A | #VALUE! | |
| £327,000 | 15/02/2021 | T | | | 44 PRIMROSE HILL | CHELMSFORD | CM1 2RH | 65 | £5,031 | |
| £630,000 | 15/02/2021 | D | | | 3 BRITTEN CRESCENT | CHELMSFORD | CM2 7EP | 134 | £4,701 | |
| £355,000 | 15/02/2021 | T | | | 51 SOUTH PRIMROSE HILL | CHELMSFORD | CM1 2RF | 79 | £4,494 | |
| £325,000 | 15/02/2021 | S | | | 7 ALDRIDGE CLOSE | CHELMSFORD | CM2 6QG | 74 | £4,392 | |
| £220,000 | 15/02/2021 | F | | | 24 GOODIER ROAD | CHELMSFORD | CM1 2GG | 51 | £4,314 | |
| £455,000 | 15/02/2021 | D | | | 1 BROOMHALL GARDENS | CHELMSFORD | CM1 7GE | 118 | £3,856 | |
| £380,000 | 15/02/2021 | T | | | 8 HART STREET | CHELMSFORD | CM2 0RY | 101 | £3,762 | |
| £475,000 | 15/02/2021 | S | | | 3 DORSET AVENUE | CHELMSFORD | CM2 9TZ | 127 | £3,740 | |
| £372,000 | 15/02/2021 | T | | | 51 RATCLIFFE GATE | SPRINGFIELD | CHELMSFORD | CM1 6AL | 370 | £1,005 |
| £732,000 | 16/02/2021 | D | | | 27 GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DH | 57 | £12,842 |
| £330,000 | 16/02/2021 | T | | | 4 SEYMOUR STREET | CHELMSFORD | CM2 0RX | 58 | £5,690 | |
| £406,000 | 16/02/2021 | D | | | 5 BARRINGTON CLOSE | CHELMSFORD | CM2 7AX | 92 | £4,413 | |
| £276,400 | 16/02/2021 | F | 3 | CHURCH COURT | CHURCH ROAD | BOREHAM | CHELMSFORD | CM3 3FA | 67 | £4,125 |
| £325,000 | 16/02/2021 | T | | | 21 HARROW WAY | CHELMSFORD | CM2 7AS | 80 | £4,063 | |
| £432,500 | 16/02/2021 | T | | | 83 EGLINTON DRIVE | CHELMSFORD | CM2 6YL | 108 | £4,005 | |
| £219,995 | 16/02/2021 | F | | | 79 CENTENARY WAY | SPRINGFIELD | CHELMSFORD | CM1 6AU | 55 | £4,000 |
| £450,000 | 16/02/2021 | D | | | 133 HULLBRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LL | 116 | £3,879 |
| £642,000 | 16/02/2021 | D | | | 3 BADEN POWELL CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7GA | 198 | £3,242 |
| £525,000 | 17/02/2021 | T | | | 59 SIDMOUTH ROAD | CHELMSFORD | CM1 6LS | 86 | £6,105 | |
| £277,500 | 17/02/2021 | T | | | 22 CRICKHOLLOW | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZR | 49 | £5,663 |
| £380,000 | 17/02/2021 | S | | | 14 ALL SAINTS CLOSE | CHELMSFORD | CM1 7HT | 73 | £5,205 | |
| £485,000 | 17/02/2021 | S | | | 55 SANDFORD MILL ROAD | CHELMSFORD | CM2 6NS | 95 | £5,105 | |
| £540,000 | 17/02/2021 | S | | | 32 DANBURY PALACE DRIVE | DANBURY | CHELMSFORD | CM3 4FA | 117 | £4,615 |
| £252,500 | 17/02/2021 | F | | | 75 LOCKSIDE MARINA | CHELMSFORD | CM2 6HF | 60 | £4,208 | |
| £365,000 | 17/02/2021 | S | | | 16 ERICK AVENUE | CHELMSFORD | CM1 7BX | 87 | £4,195 | |
| £375,000 | 17/02/2021 | S | | | 15 HARROW WAY | CHELMSFORD | CM2 7AS | 95 | £3,947 | |
| £357,000 | 17/02/2021 | S | | | 73 AVON ROAD | CHELMSFORD | CM1 2JX | 94 | £3,798 | |
| £390,000 | 17/02/2021 | S | | | 65 GOLDING THOROUGHFARE | CHELMSFORD | CM2 6UF | 103 | £3,786 | |
| £410,000 | 17/02/2021 | T | | | 24 PEARL SQUARE | CHELMSFORD | CM2 9FP | 118 | £3,475 | |
| £325,000 | 17/02/2021 | T | | | 295 DORSET AVENUE | CHELMSFORD | CM2 8HB | 95 | £3,421 | |
| £95,000 | 17/02/2021 | F | | | 24 LOCKSIDE MARINA | CHELMSFORD | CM2 6HF | 61 | £1,557 | |
| £340,000 | 18/02/2021 | T | | | 1 MEARNS PLACE | CHELMSFORD | CM2 6TT | 61 | £5,574 | |

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|------------|------------|---|-----------|-----|-----------------------|------------------------|-------------------|------------|---------|---------|--------|
| £315,000 | 18/02/2021 | D | | 4 | BURGESS FIELD | | CHELMSFORD | CM2 6UE | 57 | £5,526 | |
| £645,000 | 18/02/2021 | S | | 11 | ACRES END | | CHELMSFORD | CM1 2XR | 126 | £5,119 | |
| £362,500 | 18/02/2021 | T | | 135 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7DJ | 73 | £4,966 | |
| £460,000 | 18/02/2021 | S | | 9 | WICKHAY COTTAGES | LITTLE BADDOW | CHELMSFORD | CM3 4TJ | 97 | £4,742 | |
| £345,000 | 18/02/2021 | T | | 39 | MARY MUNNION QUARTER | | CHELMSFORD | CM2 9FT | 73 | £4,726 | |
| £646,000 | 18/02/2021 | D | | 9 | CUTON GROVE | SPRINGFIELD | CHELMSFORD | CM2 6TA | 139 | £4,647 | |
| £412,500 | 18/02/2021 | S | | 22 | LINGWOOD CLOSE | DANBURY | CHELMSFORD | CM3 4QE | 90 | £4,583 | |
| £310,000 | 18/02/2021 | S | | 8 | HAWKWOOD CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TR | 68 | £4,559 | |
| £375,000 | 18/02/2021 | S | | 2 | MILBANK | | CHELMSFORD | CM2 6YX | 87 | £4,310 | |
| £530,000 | 18/02/2021 | D | | 22 | MEGGY TYE | SPRINGFIELD | CHELMSFORD | CM2 6GA | 130 | £4,077 | |
| £517,000 | 18/02/2021 | D | | 62 | CREEKVIEW ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GX | 128 | £4,039 | |
| £403,000 | 18/02/2021 | D | | 30 | THE GROVE | BICKNACRE | CHELMSFORD | CM3 4XB | 100 | £4,030 | |
| £460,000 | 18/02/2021 | D | | 6 | FIVE ACRES | DANBURY | CHELMSFORD | CM3 4NB | 116 | £3,966 | |
| £425,000 | 18/02/2021 | D | BROOKSIDE | | MAIN ROAD | FORD END | CHELMSFORD | CM3 1LL | 108 | £3,935 | |
| £410,000 | 18/02/2021 | T | | 33 | CORNELIUS VALE | | CHELMSFORD | CM2 6GY | 107 | £3,832 | |
| £300,000 | 18/02/2021 | T | | 1 | BULLEN WALK | | CHELMSFORD | CM2 8YF | 85 | £3,529 | |
| £188,540 | 18/02/2021 | F | | 203 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 56 | £3,367 | |
| £165,000 | 18/02/2021 | F | | 42 | BRYANT LINK | SPRINGFIELD | CHELMSFORD | CM2 6GZ | 58 | £2,845 | |
| £525,000 | 19/02/2021 | D | | 4 | AUDLEY ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1RS | N/A | #VALUE! | |
| £400,000 | 19/02/2021 | S | | 56 | GLEBE CRESCENT | BROOMFIELD | CHELMSFORD | CM1 7BJ | 64 | £6,250 | |
| £325,000 | 19/02/2021 | S | | 9 | LONGMORE AVENUE | | CHELMSFORD | CM2 7NT | 54 | £6,019 | |
| £420,000 | 19/02/2021 | D | | 43 | WATERHOUSE LANE | | CHELMSFORD | CM1 2TE | 73 | £5,753 | |
| £308,500 | 19/02/2021 | S | | 14 | COOK PLACE | | CHELMSFORD | CM2 6TW | 54 | £5,713 | |
| £740,000 | 19/02/2021 | D | | 52 | PARADISE ROAD | WRITTLE | CHELMSFORD | CM1 3HP | 139 | £5,324 | |
| £385,000 | 19/02/2021 | T | | 14 | MICAWBER WAY | | CHELMSFORD | CM1 4UG | 76 | £5,066 | |
| £300,000 | 19/02/2021 | T | | 69 | ROXWELL ROAD | | CHELMSFORD | CM1 2NT | 61 | £4,918 | |
| £275,000 | 19/02/2021 | T | | 67 | HENNIKER GATE | | CHELMSFORD | CM2 6SD | 56 | £4,911 | |
| £275,000 | 19/02/2021 | F | FLAT 3 | | ONSLow HOUSE | BROOMFIELD ROAD | CHELMSFORD | CM1 1SW | 58 | £4,741 | |
| £610,000 | 19/02/2021 | D | | | FAIRLAWNS, 5 | BICKNACRE ROAD | EAST HANNINGFIELD | CHELMSFORD | CM3 8AN | 130 | £4,692 |
| £562,000 | 19/02/2021 | D | | 11 | BISHOPS COURT GARDENS | | CHELMSFORD | CM2 6AZ | 123 | £4,569 | |
| £970,000 | 19/02/2021 | D | | | WOODCROFT | EAST HANNINGFIELD ROAD | SANDON | CHELMSFORD | CM2 7TQ | 213 | £4,554 |
| £263,000 | 19/02/2021 | T | | 12 | BUCKLEBURY HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 58 | £4,534 | |
| £442,500 | 19/02/2021 | S | | 8 | PARKLANDS DRIVE | | CHELMSFORD | CM1 7RJ | 98 | £4,515 | |
| £955,000 | 19/02/2021 | S | | 34 | THE STREET | LITTLE WALTHAM | CHELMSFORD | CM3 3NS | 213 | £4,484 | |
| £370,000 | 19/02/2021 | S | | 15 | SHEPPARD DRIVE | | CHELMSFORD | CM2 6QE | 83 | £4,458 | |
| £300,000 | 19/02/2021 | S | | 79 | CROCUS WAY | | CHELMSFORD | CM1 6XJ | 69 | £4,348 | |
| £365,000 | 19/02/2021 | D | | 9 | SEABROOK GARDENS | BOREHAM | CHELMSFORD | CM3 3BX | 84 | £4,345 | |
| £210,000 | 19/02/2021 | F | FLAT 19 | | CHANCELLOR COURT | BROOMFIELD ROAD | CHELMSFORD | CM1 1RY | 50 | £4,200 | |
| £400,000 | 19/02/2021 | S | | 38 | DUNMORE ROAD | | CHELMSFORD | CM2 6RY | 96 | £4,167 | |
| £200,000 | 19/02/2021 | F | | 3 | KEATS SQUARE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XZ | 48 | £4,167 | |
| £1,300,000 | 19/02/2021 | D | | | 12A | HYDE LANE | DANBURY | CHELMSFORD | CM3 4QX | 314 | £4,140 |
| £530,000 | 19/02/2021 | D | | 204 | MAIN ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1NS | 130 | £4,077 | |
| £393,500 | 19/02/2021 | D | | 14 | LEYBOURNE DRIVE | | CHELMSFORD | CM1 6TX | 98 | £4,015 | |
| £310,000 | 19/02/2021 | T | | 78 | RUTLAND ROAD | | CHELMSFORD | CM1 4BH | 78 | £3,974 | |
| £583,000 | 19/02/2021 | D | | 10 | LOUVAIN DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6BA | 147 | £3,966 | |
| £230,000 | 19/02/2021 | F | | 38 | LAMBOURNE CHASE | | CHELMSFORD | CM2 9FF | 58 | £3,966 | |
| £365,000 | 19/02/2021 | S | | 152 | INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 93 | £3,925 | |
| £465,000 | 19/02/2021 | D | | 5 | ARAGON ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1RP | 119 | £3,908 | |
| £339,400 | 19/02/2021 | T | | | 24A | WOODHALL ROAD | CHELMSFORD | CM1 4AA | 89 | £3,813 | |

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|----------|------------|---|--------------|-----|-----------------------|-----------------------|------------|---------|-----|---------|
| £315,000 | 19/02/2021 | T | | 28 | CRAMPHORN WALK | | CHELMSFORD | CM1 2RD | 83 | £3,795 |
| £368,500 | 19/02/2021 | T | | 27 | ST ANDREWS ROAD | BOREHAM | CHELMSFORD | CM3 3DL | 99 | £3,722 |
| £650,000 | 19/02/2021 | D | | 32 | THE DRIVE | | CHELMSFORD | CM1 4JS | 175 | £3,714 |
| £370,000 | 19/02/2021 | S | | 51 | HILLSIDE GROVE | | CHELMSFORD | CM2 9DB | 102 | £3,627 |
| £170,000 | 19/02/2021 | F | | 73 | FAWKNER CLOSE | | CHELMSFORD | CM2 6UP | 47 | £3,617 |
| £825,000 | 19/02/2021 | D | | 44 | PATCHING HALL LANE | | CHELMSFORD | CM1 4BZ | 230 | £3,587 |
| £425,000 | 19/02/2021 | D | | 7 | FORTUNE CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1RR | 122 | £3,484 |
| £253,000 | 19/02/2021 | F | | 42 | RAILWAY STREET | | CHELMSFORD | CM1 1QS | 73 | £3,466 |
| £290,000 | 19/02/2021 | T | | 378 | DORSET AVENUE | | CHELMSFORD | CM2 8HD | 86 | £3,372 |
| £342,500 | 19/02/2021 | T | | 53 | MEON CLOSE | | CHELMSFORD | CM1 7QG | 102 | £3,358 |
| £156,000 | 19/02/2021 | F | | 46 | ARCHERS WAY | | CHELMSFORD | CM2 8SD | 47 | £3,319 |
| £370,000 | 19/02/2021 | S | | 150 | INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 112 | £3,304 |
| £169,000 | 19/02/2021 | T | | 77 | MELVILLE HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FX | 61 | £2,770 |
| £380,000 | 22/02/2021 | T | | 36 | NURSERY ROAD | | CHELMSFORD | CM2 9PL | 65 | £5,846 |
| £530,000 | 22/02/2021 | S | | 10 | ROTHESAY AVENUE | | CHELMSFORD | CM2 9BU | 95 | £5,579 |
| £540,000 | 22/02/2021 | D | | 6 | PARKDALE | DANBURY | CHELMSFORD | CM3 4EH | 106 | £5,094 |
| £410,000 | 22/02/2021 | S | | 15 | SOUTHVIEW TERRACE | DANBURY | CHELMSFORD | CM3 4DY | 100 | £4,100 |
| £442,000 | 22/02/2021 | D | | 45 | JENNER MEAD | | CHELMSFORD | CM2 6SJ | 110 | £4,018 |
| £162,000 | 22/02/2021 | T | | 49 | COLYERS REACH | | CHELMSFORD | CM2 6RW | 42 | £3,857 |
| £292,000 | 22/02/2021 | T | | 11 | DELAMERE ROAD | | CHELMSFORD | CM1 2TG | 82 | £3,561 |
| £380,000 | 22/02/2021 | S | | 243 | LINNET DRIVE | | CHELMSFORD | CM2 8AZ | 108 | £3,519 |
| £430,000 | 22/02/2021 | S | | 44 | SANDFORD ROAD | | CHELMSFORD | CM2 6DQ | 124 | £3,468 |
| £510,000 | 23/02/2021 | D | | 7 | HOPKINS MEAD | | CHELMSFORD | CM2 6SS | 101 | £5,050 |
| £820,000 | 23/02/2021 | D | | 10 | BISHOPS COURT GARDENS | | CHELMSFORD | CM2 6AZ | 179 | £4,581 |
| £315,000 | 23/02/2021 | T | | 29 | COOK PLACE | | CHELMSFORD | CM2 6TW | 69 | £4,565 |
| £652,000 | 23/02/2021 | D | | 90 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DW | 159 | £4,101 |
| £685,000 | 23/02/2021 | D | | 22 | ROBERT FINCH CRESCENT | SPRINGFIELD | CHELMSFORD | CM1 6BN | 175 | £3,914 |
| £380,000 | 23/02/2021 | S | | 64 | ALBEMARLE LINK | SPRINGFIELD | CHELMSFORD | CM1 6AG | 100 | £3,800 |
| £386,000 | 23/02/2021 | S | | 22 | HILL VIEW ROAD | | CHELMSFORD | CM1 7RX | 102 | £3,784 |
| £127,500 | 23/02/2021 | F | | 14 | MEGGY TYE | SPRINGFIELD | CHELMSFORD | CM2 6GA | 43 | £2,965 |
| £200,000 | 23/02/2021 | F | | 83 | SHIMBROOKS | GREAT LEIGHS | CHELMSFORD | CM3 1SG | 68 | £2,941 |
| £820,000 | 23/02/2021 | D | THE OLD BARN | | MAIN ROAD | WOODHAM FERRERS | CHELMSFORD | CM3 8RF | 333 | £2,462 |
| £311,000 | 24/02/2021 | S | | 8 | HOLKHAM AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AU | 55 | £5,655 |
| £470,000 | 24/02/2021 | S | | 11 | CANNON LEYS | | CHELMSFORD | CM2 8PB | 92 | £5,109 |
| £507,500 | 24/02/2021 | D | | 28 | ANCHOR REACH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GS | 106 | £4,788 |
| £480,000 | 24/02/2021 | D | | 5 | WICKHAM CRESCENT | | CHELMSFORD | CM1 4WD | 101 | £4,752 |
| £165,000 | 24/02/2021 | F | | 12 | PALMERSTON LODGE | GREAT BADDOW | CHELMSFORD | CM2 7HF | 37 | £4,459 |
| £775,000 | 24/02/2021 | D | | 16 | JACKSON BACON VIEW | SPRINGFIELD | CHELMSFORD | CM1 6BJ | 175 | £4,429 |
| £435,000 | 24/02/2021 | D | | 3 | JUDGE ROAD | SPRINGFIELD | CHELMSFORD | CM2 6GN | 99 | £4,394 |
| £650,000 | 24/02/2021 | D | | 26 | TABORS AVENUE | | CHELMSFORD | CM2 7ES | 148 | £4,392 |
| £520,000 | 24/02/2021 | D | | 3 | BUTLERS CLOSE | | CHELMSFORD | CM1 7BE | 120 | £4,333 |
| £462,500 | 24/02/2021 | D | | 22 | SUSSEX CLOSE | BOREHAM | CHELMSFORD | CM3 3ED | 125 | £3,700 |
| £495,000 | 24/02/2021 | D | | 12 | BACK LANE | FORD END | CHELMSFORD | CM3 1LG | 141 | £3,511 |
| £740,000 | 25/02/2021 | D | BROOMHILL | | HOLYBREAD LANE | LITTLE BADDOW | CHELMSFORD | CM3 4BP | 66 | £11,212 |
| £530,000 | 25/02/2021 | D | | 88 | VICARAGE LANE | GREAT BADDOW | CHELMSFORD | CM2 8JB | 93 | £5,699 |
| £479,000 | 25/02/2021 | S | | 142 | VICARAGE ROAD | | CHELMSFORD | CM2 9BT | 93 | £5,151 |
| £314,000 | 25/02/2021 | S | | 47 | THORNBOROUGH AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FW | 62 | £5,065 |
| £640,000 | 25/02/2021 | D | | 34 | PARKDALE | DANBURY | CHELMSFORD | CM3 4EH | 130 | £4,923 |
| £338,000 | 25/02/2021 | T | | 135 | ST ANTHONYS DRIVE | | CHELMSFORD | CM2 9EJ | 69 | £4,899 |

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|------------|------------|---|---------------------|-----|----------------------|-----------------------|------------|---------|-----|---------|
| £1,025,000 | 25/02/2021 | D | | 4 | NORTH DRIVE | | CHELMSFORD | CM2 7EU | 215 | £4,767 |
| £585,000 | 25/02/2021 | D | | 51 | MALDON ROAD | DANBURY | CHELMSFORD | CM3 4QL | 128 | £4,570 |
| £250,000 | 25/02/2021 | F | | 2 | CREANCE COURT | | CHELMSFORD | CM2 ONP | 56 | £4,464 |
| £445,000 | 25/02/2021 | D | | 80 | WATERSON VALE | | CHELMSFORD | CM2 9PB | 100 | £4,450 |
| £300,000 | 25/02/2021 | S | | 40 | PEGGOTTY CLOSE | | CHELMSFORD | CM1 4XU | 73 | £4,110 |
| £555,000 | 25/02/2021 | D | 1A | | FENNFIELDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RZ | 141 | £3,936 |
| £400,000 | 25/02/2021 | D | | 114 | HAMBERTS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TZ | 105 | £3,810 |
| £340,000 | 25/02/2021 | T | | 55 | GARDENERS | | CHELMSFORD | CM2 8YU | 91 | £3,736 |
| £260,000 | 25/02/2021 | F | | 61 | SEARLE CRESCENT | BROOMFIELD | CHELMSFORD | CM1 7FN | 74 | £3,514 |
| £260,000 | 25/02/2021 | T | | 13 | TRENT ROAD | | CHELMSFORD | CM1 2LG | 76 | £3,421 |
| £360,000 | 25/02/2021 | T | | 40 | PAWLE CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7AZ | 108 | £3,333 |
| £425,000 | 25/02/2021 | T | | 11 | FALCONS MEAD | | CHELMSFORD | CM2 ONN | 129 | £3,295 |
| £470,000 | 25/02/2021 | S | | 8 | EAST BRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SB | 162 | £2,901 |
| £225,000 | 25/02/2021 | T | | 46 | ST MARGARETS ROAD | | CHELMSFORD | CM2 6DT | 90 | £2,500 |
| £1,225,000 | 26/02/2021 | D | ORCHARD HOUSE, 2A | | RUNSSELL LANE | DANBURY | CHELMSFORD | CM3 4NY | N/A | #VALUE! |
| £720,000 | 26/02/2021 | D | EASTLEIGH | | CHESTNUT WALK | LITTLE BADDOW | CHELMSFORD | CM3 4SP | 92 | £7,826 |
| £625,000 | 26/02/2021 | S | | 3 | WALTERS CLOSE | | CHELMSFORD | CM2 8NU | 93 | £6,720 |
| £205,000 | 26/02/2021 | F | 13 OXNEY PLACE, 210 | | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NY | 32 | £6,406 |
| £550,000 | 26/02/2021 | S | | 34 | ROSEBERRY ROAD | | CHELMSFORD | CM2 0TU | 89 | £6,180 |
| £330,000 | 26/02/2021 | S | | 6 | BRIDPORT ROAD | | CHELMSFORD | CM1 6NA | 56 | £5,893 |
| £570,000 | 26/02/2021 | D | | 38 | LONGMEAD AVENUE | GREAT BADDOW | CHELMSFORD | CM2 7EG | 101 | £5,644 |
| £390,000 | 26/02/2021 | S | | 36 | SKERRY RISE | | CHELMSFORD | CM1 4EG | 75 | £5,200 |
| £370,000 | 26/02/2021 | T | | 214 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9LG | 72 | £5,139 |
| £755,000 | 26/02/2021 | D | | 116 | LONGSTOMPS AVENUE | | CHELMSFORD | CM2 9LB | 147 | £5,136 |
| £875,000 | 26/02/2021 | D | LANCERS | | CHESTNUT WALK | LITTLE BADDOW | CHELMSFORD | CM3 4SP | 177 | £4,944 |
| £230,000 | 26/02/2021 | S | | 77 | WOOD STREET | | CHELMSFORD | CM2 9BQ | 48 | £4,792 |
| £175,000 | 26/02/2021 | F | | 35 | JEFFCUT ROAD | | CHELMSFORD | CM2 6XN | 37 | £4,730 |
| £545,000 | 26/02/2021 | S | | 33 | DANBURY PALACE DRIVE | DANBURY | CHELMSFORD | CM3 4FA | 117 | £4,658 |
| £720,000 | 26/02/2021 | D | | 51 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DJ | 157 | £4,586 |
| £167,500 | 26/02/2021 | F | | 52 | VILLIERS PLACE | BOREHAM | CHELMSFORD | CM3 3JN | 37 | £4,527 |
| £265,000 | 26/02/2021 | S | | 25 | OCKELFORD AVENUE | | CHELMSFORD | CM1 2AW | 59 | £4,492 |
| £372,500 | 26/02/2021 | T | | 138 | LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3JR | 83 | £4,488 |
| £237,000 | 26/02/2021 | S | | 24 | COBURG PLACE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LY | 53 | £4,472 |
| £235,000 | 26/02/2021 | F | | 26 | BUTTS LANE | DANBURY | CHELMSFORD | CM3 4NP | 53 | £4,434 |
| £695,000 | 26/02/2021 | D | | 48 | CHURCH STREET | GREAT BADDOW | CHELMSFORD | CM2 7HY | 157 | £4,427 |
| £725,000 | 26/02/2021 | T | | 20 | DANBURY PALACE DRIVE | DANBURY | CHELMSFORD | CM3 4FA | 164 | £4,421 |
| £312,500 | 26/02/2021 | S | | 24 | LOFTIN WAY | | CHELMSFORD | CM2 9TN | 71 | £4,401 |
| £695,000 | 26/02/2021 | S | | 53 | VICARAGE ROAD | | CHELMSFORD | CM2 9BT | 158 | £4,399 |
| £320,000 | 26/02/2021 | S | | 104 | SUNRISE AVENUE | | CHELMSFORD | CM1 4JR | 73 | £4,384 |
| £330,000 | 26/02/2021 | S | | 13 | EDWARD DRIVE | | CHELMSFORD | CM2 9ER | 76 | £4,342 |
| £442,500 | 26/02/2021 | T | | 29 | HARDY CLOSE | | CHELMSFORD | CM1 1AE | 102 | £4,338 |
| £185,000 | 26/02/2021 | F | | 109 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GW | 45 | £4,111 |
| £780,000 | 26/02/2021 | D | | 30 | SANDFORD ROAD | | CHELMSFORD | CM2 6DQ | 190 | £4,105 |
| £525,000 | 26/02/2021 | S | | 20 | CAMPBELL CLOSE | | CHELMSFORD | CM2 9BE | 128 | £4,102 |
| £205,000 | 26/02/2021 | F | | 118 | WAVENEY DRIVE | | CHELMSFORD | CM1 7QA | 50 | £4,100 |
| £586,000 | 26/02/2021 | D | | 26 | RATCLIFFE GATE | SPRINGFIELD | CHELMSFORD | CM1 6AL | 144 | £4,069 |
| £301,000 | 26/02/2021 | T | | 6 | LAURENCE CROFT | WRITTLE | CHELMSFORD | CM1 3LN | 76 | £3,961 |
| £300,000 | 26/02/2021 | T | | 20 | PRIMULA WAY | | CHELMSFORD | CM1 6QT | 76 | £3,947 |
| £232,500 | 26/02/2021 | F | | 62 | EGLINTON DRIVE | | CHELMSFORD | CM2 6YL | 60 | £3,875 |

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|------------|------------|---|----|----------------|---------------------|-----------------------|-------------------|------------|---------|---------|--------|
| £400,000 | 26/02/2021 | S | | 46 | NEW ROAD | GREAT BADDOW | CHELMSFORD | CM2 7QT | 106 | £3,774 | |
| £320,000 | 26/02/2021 | S | | 19 | BLACKWATER CLOSE | | CHELMSFORD | CM1 7QJ | 85 | £3,765 | |
| £414,000 | 26/02/2021 | D | | 22 | RODING LEIGH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JZ | 111 | £3,730 | |
| £217,500 | 26/02/2021 | F | | 21 | GLEBE ROAD | | CHELMSFORD | CM1 1QG | 61 | £3,566 | |
| £265,000 | 26/02/2021 | F | 31 | TYRELL LODGE | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6JA | 80 | £3,313 | |
| £289,995 | 26/02/2021 | T | | 13 | HOBART CLOSE | | CHELMSFORD | CM1 2ES | 88 | £3,295 | |
| £200,000 | 26/02/2021 | F | | 19 | MURCHISON CLOSE | | CHELMSFORD | CM1 2ER | 61 | £3,279 | |
| £190,000 | 26/02/2021 | F | | 2 | SQUIRE STREET | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RU | 58 | £3,276 | |
| £170,000 | 26/02/2021 | F | | 24 | CLEMATIS TYE | | CHELMSFORD | CM1 6GL | 54 | £3,148 | |
| £422,500 | 26/02/2021 | D | | 31 | HARNESS CLOSE | | CHELMSFORD | CM1 6UU | 139 | £3,040 | |
| £227,500 | 26/02/2021 | F | | 56 | TYLERS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZT | 75 | £3,033 | |
| £180,000 | 26/02/2021 | F | | 43 | HOBART CLOSE | | CHELMSFORD | CM1 2ES | 61 | £2,951 | |
| £169,000 | 26/02/2021 | F | | 103 | SHIMBROOKS | GREAT LEIGHS | CHELMSFORD | CM3 1SG | 76 | £2,224 | |
| £62,000 | 26/02/2021 | F | 9 | NEWCOMBE COURT | BURGESS SPRINGS | | CHELMSFORD | CM1 1QN | 47 | £1,319 | |
| £472,500 | 28/02/2021 | T | | 27 | GOLDLAY ROAD | | CHELMSFORD | CM2 0EJ | 100 | £4,725 | |
| £305,000 | 01/03/2021 | D | | 81 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6JL | N/A | #VALUE! | |
| £455,000 | 01/03/2021 | S | | 10 | NORTON ROAD | | CHELMSFORD | CM1 2QP | 92 | £4,946 | |
| £510,000 | 01/03/2021 | D | | 2 | GREY LADYS | | CHELMSFORD | CM2 8RB | 105 | £4,857 | |
| £174,000 | 01/03/2021 | F | | 65 | STAPLEFORD CLOSE | | CHELMSFORD | CM2 0RB | 36 | £4,833 | |
| £396,000 | 01/03/2021 | S | | 6 | CANFORD CLOSE | | CHELMSFORD | CM2 9RG | 83 | £4,771 | |
| £360,000 | 01/03/2021 | S | | 397 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7EJ | 77 | £4,675 | |
| £365,000 | 01/03/2021 | D | | 10 | KINGS WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5QH | 80 | £4,563 | |
| £315,000 | 01/03/2021 | T | | 16 | LUCAS AVENUE | | CHELMSFORD | CM2 9JJ | 74 | £4,257 | |
| £500,000 | 01/03/2021 | S | | 46 | LONGFIELD ROAD | | CHELMSFORD | CM2 7QH | 121 | £4,132 | |
| £260,000 | 01/03/2021 | T | | 49 | WATERHOUSE LANE | | CHELMSFORD | CM1 2TE | 65 | £4,000 | |
| £835,000 | 01/03/2021 | D | | | THE SWALLOWS | CHURCH ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UJ | 210 | £3,976 |
| £224,000 | 01/03/2021 | F | | 30 | WOOD DALE | GREAT BADDOW | CHELMSFORD | CM2 8EZ | 57 | £3,930 | |
| £336,000 | 01/03/2021 | S | | 19 | AVON ROAD | | CHELMSFORD | CM1 2JX | 87 | £3,862 | |
| £468,000 | 01/03/2021 | D | | 31 | BICKERTON POINT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YG | 124 | £3,774 | |
| £530,000 | 01/03/2021 | D | | 32 | CHELMER LEA | | CHELMSFORD | CM2 7QG | 145 | £3,655 | |
| £284,000 | 01/03/2021 | D | | 14 | SONTERS DOWN | RETTENDON COMMON | CHELMSFORD | CM3 8EU | 103 | £2,757 | |
| £410,000 | 01/03/2021 | T | | 204 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GS | 161 | £2,547 | |
| £462,500 | 02/03/2021 | D | | 4 | COPLAND CLOSE | BROOMFIELD | CHELMSFORD | CM1 7DT | 87 | £5,316 | |
| £365,000 | 02/03/2021 | T | | 3 | NURSERY ROAD | | CHELMSFORD | CM2 9PJ | 70 | £5,214 | |
| £280,000 | 02/03/2021 | T | | 42 | SOUTH PRIMROSE HILL | | CHELMSFORD | CM1 2RG | 54 | £5,185 | |
| £175,000 | 02/03/2021 | F | | 142 | REDMAYNE DRIVE | | CHELMSFORD | CM2 9XE | 36 | £4,861 | |
| £397,500 | 02/03/2021 | S | | 9 | GILMORE WAY | | CHELMSFORD | CM2 7AN | 86 | £4,622 | |
| £345,500 | 02/03/2021 | S | | 14 | PARKLANDS DRIVE | | CHELMSFORD | CM1 7RJ | 85 | £4,065 | |
| £250,000 | 02/03/2021 | T | | 61 | SAWKINS AVENUE | | CHELMSFORD | CM2 9SE | 65 | £3,846 | |
| £425,000 | 02/03/2021 | D | | 23 | WAVENEY DRIVE | | CHELMSFORD | CM1 7PX | 112 | £3,795 | |
| £302,500 | 02/03/2021 | T | | 36 | FINCHLAND VIEW | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GA | 81 | £3,735 | |
| £350,000 | 02/03/2021 | T | | 21 | HAWFINCH WALK | | CHELMSFORD | CM2 8BD | 99 | £3,535 | |
| £345,000 | 02/03/2021 | S | | 104 | PINES ROAD | | CHELMSFORD | CM1 2DL | 108 | £3,194 | |
| £615,000 | 02/03/2021 | D | | 589 | GALLEYWOOD ROAD | | CHELMSFORD | CM2 8BS | 195 | £3,154 | |
| £905,000 | 03/03/2021 | D | | 26 | ROXWELL ROAD | | CHELMSFORD | CM1 2PP | 173 | £5,231 | |
| £1,200,000 | 03/03/2021 | D | | 4 | HYDE GREEN | DANBURY | CHELMSFORD | CM3 4QU | 255 | £4,706 | |
| £470,000 | 03/03/2021 | D | | 43 | AUDLEY ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1RS | 103 | £4,563 | |
| £185,000 | 03/03/2021 | T | | 54 | JEFFCUT ROAD | | CHELMSFORD | CM2 6XN | 41 | £4,512 | |
| £465,500 | 03/03/2021 | D | | 14 | RUNSELL VIEW | DANBURY | CHELMSFORD | CM3 4PE | 104 | £4,476 | |

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|----------|------------|---|----------------------|-----|-------------------|-----------------------|------------|---------|-----|---------|
| £337,500 | 03/03/2021 | T | | 150 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BB | 76 | £4,441 |
| £392,500 | 03/03/2021 | D | | 16 | HOLLIS LOCK | | CHELMSFORD | CM2 6RR | 89 | £4,410 |
| £410,000 | 03/03/2021 | D | | 61 | ARBOUR LANE | | CHELMSFORD | CM1 7RR | 94 | £4,362 |
| £345,000 | 03/03/2021 | T | | 127 | HUNTS DRIVE | WRITTLE | CHELMSFORD | CM1 3HQ | 81 | £4,259 |
| £595,000 | 03/03/2021 | D | | 118 | POLLARDS GREEN | | CHELMSFORD | CM2 6UL | 140 | £4,250 |
| £325,000 | 03/03/2021 | T | | 55 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7BU | 77 | £4,221 |
| £385,000 | 03/03/2021 | D | | 154 | INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 132 | £2,917 |
| £192,000 | 03/03/2021 | F | | 16 | THE VINEYARDS | GREAT BADDOW | CHELMSFORD | CM2 7QS | 70 | £2,743 |
| £165,000 | 03/03/2021 | F | | 224 | MEADGATE AVENUE | | CHELMSFORD | CM2 7LL | 67 | £2,463 |
| £595,000 | 04/03/2021 | D | MILL FARM | | DEERHURST CHASE | BICKNACRE | CHELMSFORD | CM3 4XG | N/A | #VALUE! |
| £545,000 | 04/03/2021 | D | | 10 | ROMAN ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3PE | 103 | £5,291 |
| £410,000 | 04/03/2021 | S | | 1 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9DP | 91 | £4,505 |
| £303,500 | 04/03/2021 | T | | 21 | NURSERY ROAD | | CHELMSFORD | CM2 9PL | 78 | £3,891 |
| £445,000 | 04/03/2021 | D | | 1 | EAST BRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SB | 118 | £3,771 |
| £162,000 | 04/03/2021 | F | | 104 | LITTLECROFT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GQ | 43 | £3,767 |
| £195,000 | 04/03/2021 | F | | 74 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GH | 53 | £3,679 |
| £530,000 | 05/03/2021 | D | | 119 | MAIN ROAD | DANBURY | CHELMSFORD | CM3 4DL | 84 | £6,310 |
| £379,950 | 05/03/2021 | S | | 21 | FOURTH AVENUE | | CHELMSFORD | CM1 4EZ | 68 | £5,588 |
| £364,000 | 05/03/2021 | D | | 2 | PLYMOUTH ROAD | | CHELMSFORD | CM1 6JG | 69 | £5,275 |
| £800,000 | 05/03/2021 | D | ROSE COTTAGE | | WOODHILL ROAD | DANBURY | CHELMSFORD | CM3 4AL | 152 | £5,263 |
| £510,000 | 05/03/2021 | D | PEMBROKE | | MAIN ROAD | HOWE STREET | CHELMSFORD | CM3 1BG | 99 | £5,152 |
| £329,000 | 05/03/2021 | T | | 6 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0RT | 64 | £5,141 |
| £493,000 | 05/03/2021 | T | | 49 | GOLDLAY ROAD | | CHELMSFORD | CM2 0EL | 96 | £5,135 |
| £460,000 | 05/03/2021 | D | | 36 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NU | 90 | £5,111 |
| £625,000 | 05/03/2021 | D | | 8 | RIDGEWELL AVENUE | | CHELMSFORD | CM1 2GA | 123 | £5,081 |
| £263,000 | 05/03/2021 | T | | 3 | VILLIERS PLACE | BOREHAM | CHELMSFORD | CM3 3JW | 53 | £4,962 |
| £550,000 | 05/03/2021 | S | | 15 | FOURTH AVENUE | | CHELMSFORD | CM1 4EZ | 111 | £4,955 |
| £418,000 | 05/03/2021 | S | | 8 | ROBJOHNS ROAD | | CHELMSFORD | CM1 3AF | 86 | £4,860 |
| £285,000 | 05/03/2021 | T | | 3 | PICKWICK AVENUE | | CHELMSFORD | CM1 4UN | 61 | £4,672 |
| £197,000 | 05/03/2021 | F | 16 KRESTON HOUSE, 66 | | BROOMFIELD ROAD | | CHELMSFORD | CM1 1SW | 43 | £4,581 |
| £500,000 | 05/03/2021 | S | | 7 | FIRST AVENUE | | CHELMSFORD | CM1 1RX | 110 | £4,545 |
| £395,000 | 05/03/2021 | S | | 17 | GOLDLAY GARDENS | | CHELMSFORD | CM2 0EN | 87 | £4,540 |
| £205,000 | 05/03/2021 | F | | 108 | TALLOW GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 46 | £4,457 |
| £115,500 | 05/03/2021 | F | | 16 | MEARNS PLACE | | CHELMSFORD | CM2 6TT | 26 | £4,442 |
| £171,500 | 05/03/2021 | F | | 161 | ROOKES CRESCENT | | CHELMSFORD | CM1 3GN | 39 | £4,397 |
| £340,000 | 05/03/2021 | T | | 21 | SEYMOUR STREET | | CHELMSFORD | CM2 0RX | 78 | £4,359 |
| £410,000 | 05/03/2021 | S | | 51 | CHICHESTER DRIVE | | CHELMSFORD | CM1 7SA | 95 | £4,316 |
| £405,000 | 05/03/2021 | D | | 1 | ROBERT CLOSE | | CHELMSFORD | CM2 6FJ | 94 | £4,309 |
| £330,000 | 05/03/2021 | T | | 21 | GRANGER ROW | | CHELMSFORD | CM1 4WF | 77 | £4,286 |
| £345,000 | 05/03/2021 | T | | 45 | MEON CLOSE | | CHELMSFORD | CM1 7QG | 81 | £4,259 |
| £370,000 | 05/03/2021 | S | | 9 | NORTH DELL | | CHELMSFORD | CM1 6UP | 88 | £4,205 |
| £655,000 | 05/03/2021 | D | | 9 | BRAMLEY PLACE | | CHELMSFORD | CM2 9TF | 159 | £4,119 |
| £612,000 | 05/03/2021 | D | | 18 | FALMOUTH ROAD | SPRINGFIELD | CHELMSFORD | CM1 6HY | 149 | £4,107 |
| £227,500 | 05/03/2021 | F | 7 JOSEPH COURT | | WRITTLE ROAD | | CHELMSFORD | CM1 3WQ | 56 | £4,063 |
| £165,000 | 05/03/2021 | F | | 27 | CHILTERN CLOSE | | CHELMSFORD | CM1 2GJ | 41 | £4,024 |
| £250,000 | 05/03/2021 | F | | 32 | LAMBOURNE CHASE | | CHELMSFORD | CM2 9FF | 63 | £3,968 |
| £380,000 | 05/03/2021 | S | | 17 | WHITE ELM ROAD | BICKNACRE | CHELMSFORD | CM3 4LU | 97 | £3,918 |
| £192,500 | 05/03/2021 | F | | 62 | WICKHAM CRESCENT | | CHELMSFORD | CM1 4WD | 51 | £3,775 |
| £330,000 | 05/03/2021 | S | | 12 | TUGBY PLACE | | CHELMSFORD | CM1 4XL | 88 | £3,750 |

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|------------|------------|---|--------|---------------------|-------------------|-----------------------|------------|------------|---------|--------|--------|
| £350,000 | 05/03/2021 | S | | 36 | MEADGATE AVENUE | | CHELMSFORD | CM2 7LQ | 99 | £3,535 | |
| £410,000 | 05/03/2021 | D | | 16 | SADDLE RISE | | CHELMSFORD | CM1 6SX | 116 | £3,534 | |
| £391,000 | 05/03/2021 | S | | 59 | BEECHES ROAD | | CHELMSFORD | CM1 2RX | 115 | £3,400 | |
| £270,000 | 05/03/2021 | S | | 19 | SHERWOOD DRIVE | | CHELMSFORD | CM1 3DL | 83 | £3,253 | |
| £170,000 | 05/03/2021 | F | | 3 | FILLIOLL CLOSE | EAST HANNINGFIELD | CHELMSFORD | CM3 8UY | 56 | £3,036 | |
| £390,000 | 05/03/2021 | S | | 109 | KINGS ROAD | | CHELMSFORD | CM1 2BD | 132 | £2,955 | |
| £300,000 | 05/03/2021 | S | | 6 | MARKLAY DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NP | 104 | £2,885 | |
| £281,000 | 05/03/2021 | T | | 4 | SONTERS DOWN | RETTENDON COMMON | CHELMSFORD | CM3 8EU | 122 | £2,303 | |
| £630,000 | 08/03/2021 | S | | 24 | SIXTH AVENUE | | CHELMSFORD | CM1 4ED | 73 | £8,630 | |
| £370,000 | 08/03/2021 | D | | 19 | HOBBITON HILL | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WZ | 52 | £7,115 | |
| £595,000 | 08/03/2021 | S | | 5 | VAN DIEMANS LANE | | CHELMSFORD | CM2 9QJ | 122 | £4,877 | |
| £510,000 | 08/03/2021 | S | | 23 | KINGSTON CRESCENT | | CHELMSFORD | CM2 6DN | 110 | £4,636 | |
| £207,000 | 08/03/2021 | F | 10 | LYTTLETON HOUSE, 64 | BROOMFIELD ROAD | | CHELMSFORD | CM1 1SW | 45 | £4,600 | |
| £382,500 | 08/03/2021 | S | | 170 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7AH | 87 | £4,397 | |
| £368,000 | 08/03/2021 | S | | 63 | PADDOCK DRIVE | | CHELMSFORD | CM1 6UX | 85 | £4,329 | |
| £520,000 | 08/03/2021 | D | | | ROBIN COTTAGE | GRANGE ROAD | PLESHEY | CHELMSFORD | CM3 1HZ | 124 | £4,194 |
| £580,000 | 08/03/2021 | D | | 2 | BUCKLEYS | | CHELMSFORD | CM2 7DY | 139 | £4,173 | |
| £350,000 | 08/03/2021 | T | | 5 | YARWOOD ROAD | | CHELMSFORD | CM2 6EJ | 85 | £4,118 | |
| £158,000 | 08/03/2021 | F | | 7 | WIDFORD CHASE | | CHELMSFORD | CM2 8SZ | 42 | £3,762 | |
| £225,000 | 08/03/2021 | S | | 33 | TRINITY ROW | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5DE | 80 | £2,813 | |
| £105,000 | 08/03/2021 | F | | 20 | GERARD GARDENS | | CHELMSFORD | CM2 9GD | 50 | £2,100 | |
| £390,000 | 09/03/2021 | D | | | MALTINGS HOUSE | MAIN ROAD | BOREHAM | CHELMSFORD | CM3 3JD | 57 | £6,842 |
| £1,090,000 | 09/03/2021 | D | | | HOLLYHOCKS | NATHANS LANE | WRITTLE | CHELMSFORD | CM1 3RF | 161 | £6,770 |
| £317,000 | 09/03/2021 | S | | 4 | AUBREY CLOSE | | CHELMSFORD | CM1 4EJ | 60 | £5,283 | |
| £252,000 | 09/03/2021 | S | | 62 | BOUCHERS MEAD | | CHELMSFORD | CM1 6PJ | 54 | £4,667 | |
| £490,000 | 09/03/2021 | D | | 60 | LONGSHOTS CLOSE | | CHELMSFORD | CM1 7DX | 108 | £4,537 | |
| £375,000 | 09/03/2021 | T | | 37 | SKYLARK WALK | | CHELMSFORD | CM2 8BA | 86 | £4,360 | |
| £104,000 | 09/03/2021 | F | | 19 | SPENCER COURT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WQ | 27 | £3,852 | |
| £485,000 | 09/03/2021 | D | | | SHIELING | BICKNACRE ROAD | DANBURY | CHELMSFORD | CM3 4JR | 133 | £3,647 |
| £450,000 | 09/03/2021 | T | | 3 | EMBERSON CROFT | | CHELMSFORD | CM1 4FD | 129 | £3,488 | |
| £153,000 | 09/03/2021 | F | FLAT 8 | | TRELAWN | CHURCH ROAD | BOREHAM | CHELMSFORD | CM3 3EF | 47 | £3,255 |
| £220,000 | 09/03/2021 | T | | 58 | RUTLAND ROAD | | CHELMSFORD | CM1 4BH | 77 | £2,857 | |
| £615,000 | 09/03/2021 | D | | 1 | LONGLEAT CLOSE | | CHELMSFORD | CM1 4DQ | 221 | £2,783 | |
| £740,000 | 10/03/2021 | D | | 4 | WESTFIELD AVENUE | | CHELMSFORD | CM1 1SF | 140 | £5,286 | |
| £800,000 | 10/03/2021 | D | | | THE HUTCH | NEW COURT ROAD | | CHELMSFORD | CM2 6BZ | 161 | £4,969 |
| £520,000 | 10/03/2021 | D | | 1 | LITTLE NELL | | CHELMSFORD | CM1 4YL | 109 | £4,771 | |
| £310,000 | 10/03/2021 | T | | 23 | MOUNTBATTEN WAY | | CHELMSFORD | CM1 6FE | 69 | £4,493 | |
| £685,000 | 10/03/2021 | D | | 10 | COLVIN CHASE | GALLEYWOOD | CHELMSFORD | CM2 8QQ | 157 | £4,363 | |
| £338,000 | 10/03/2021 | T | | 35 | HOLMANS | BOREHAM | CHELMSFORD | CM3 3EY | 82 | £4,122 | |
| £292,000 | 10/03/2021 | S | | 3 | CHARLOTTE COURT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NA | 75 | £3,893 | |
| £497,500 | 10/03/2021 | S | | 51 | LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3JL | 131 | £3,798 | |
| £320,000 | 10/03/2021 | S | | 59 | SHELLEY ROAD | | CHELMSFORD | CM2 6ES | 86 | £3,721 | |
| £431,250 | 10/03/2021 | S | | 35 | WHARTON DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6BF | 120 | £3,594 | |
| £540,000 | 10/03/2021 | D | | 6 | LONGMEAD AVENUE | GREAT BADDOW | CHELMSFORD | CM2 7EE | 152 | £3,553 | |
| £340,000 | 10/03/2021 | T | | 4 | CHURCHILL RISE | | CHELMSFORD | CM1 6FD | 102 | £3,333 | |
| £340,000 | 10/03/2021 | T | | 126 | HULLBRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LL | 102 | £3,333 | |
| £2,250,000 | 10/03/2021 | D | | | SMALLWATER LODGE | MAIN ROAD | BICKNACRE | CHELMSFORD | CM3 4HN | 725 | £3,103 |
| £462,750 | 10/03/2021 | T | | 13 | GREENWOOD CLOSE | | CHELMSFORD | CM2 6PW | 160 | £2,892 | |
| £360,000 | 10/03/2021 | D | | 2 | ST VINCENTS ROAD | | CHELMSFORD | CM2 9PS | 169 | £2,130 | |

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|----------|------------|---|------------------------|-----|-----------------------|-----------------------|------------|---------|-----|---------|
| £560,000 | 11/03/2021 | S | | 217 | BEEHIVE LANE | | CHELMSFORD | CM2 9SH | 102 | £5,490 |
| £630,000 | 11/03/2021 | D | THE BUNGALOW | | INGATESTONE ROAD | HIGHWOOD | CHELMSFORD | CM1 3QY | 115 | £5,478 |
| £237,500 | 11/03/2021 | F | 40A | | PARK VIEW CRESCENT | GREAT BADDOW | CHELMSFORD | CM2 8HX | 46 | £5,163 |
| £542,000 | 11/03/2021 | T | | 35 | DANBURY PALACE DRIVE | DANBURY | CHELMSFORD | CM3 4FA | 117 | £4,632 |
| £415,000 | 11/03/2021 | S | | 54 | BROOK LANE | GALLEYWOOD | CHELMSFORD | CM2 8NL | 99 | £4,192 |
| £191,000 | 11/03/2021 | F | FLAT 2 DAIRY COURT, 35 | | HULLBRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NG | 46 | £4,152 |
| £621,500 | 11/03/2021 | D | | 31 | ROUS CHASE | GALLEYWOOD | CHELMSFORD | CM2 8QF | 154 | £4,036 |
| £442,500 | 11/03/2021 | S | | 48 | BEEHIVE LANE | | CHELMSFORD | CM2 9RP | 110 | £4,023 |
| £365,000 | 11/03/2021 | T | | 26 | HAVENGORE | | CHELMSFORD | CM1 6JR | 95 | £3,842 |
| £297,500 | 11/03/2021 | T | | 1 | NORFOLK DRIVE | | CHELMSFORD | CM1 4AG | 86 | £3,459 |
| £296,000 | 11/03/2021 | T | | 9 | RUSKIN ROAD | | CHELMSFORD | CM2 6HN | 94 | £3,149 |
| £570,000 | 12/03/2021 | T | | 2 | MALDON ROAD | DANBURY | CHELMSFORD | CM3 4FH | N/A | #VALUE! |
| £320,000 | 12/03/2021 | S | | 1 | LAWN LANE | | CHELMSFORD | CM1 6NP | 26 | £12,308 |
| £295,000 | 12/03/2021 | S | | 3 | WILLOW GROVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 8RA | 47 | £6,277 |
| £336,500 | 12/03/2021 | S | | 16 | RATCLIFFE GATE | SPRINGFIELD | CHELMSFORD | CM1 6AL | 63 | £5,341 |
| £285,000 | 12/03/2021 | S | | 91 | COLLINGWOOD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YH | 54 | £5,278 |
| £430,000 | 12/03/2021 | S | | 133 | BADDOW HALL CRESCENT | | CHELMSFORD | CM2 7BU | 84 | £5,119 |
| £485,000 | 12/03/2021 | D | | 21 | SUNRISE AVENUE | | CHELMSFORD | CM1 4JN | 96 | £5,052 |
| £580,000 | 12/03/2021 | D | | 6 | OLD SCHOOL FIELD | | CHELMSFORD | CM1 7HU | 116 | £5,000 |
| £625,000 | 12/03/2021 | S | | 22 | WOOLMERS MEAD | PLESHEY | CHELMSFORD | CM3 1HH | 127 | £4,921 |
| £432,500 | 12/03/2021 | S | 19B | | BEECHES ROAD | | CHELMSFORD | CM1 2RX | 88 | £4,915 |
| £297,500 | 12/03/2021 | S | | 10 | BLACKLOCK | CHELMER VILLAGE | CHELMSFORD | CM2 6QL | 61 | £4,877 |
| £335,000 | 12/03/2021 | T | | 16 | SOUTHER CROSS | GOOD EASTER | CHELMSFORD | CM1 4RX | 69 | £4,855 |
| £545,000 | 12/03/2021 | D | | 15 | LITTLE FIELDS | DANBURY | CHELMSFORD | CM3 4UR | 115 | £4,739 |
| £475,000 | 12/03/2021 | S | | 69 | MILDMAY ROAD | | CHELMSFORD | CM2 0DR | 101 | £4,703 |
| £345,000 | 12/03/2021 | S | | 70 | SPRINGFIELD PARK ROAD | | CHELMSFORD | CM2 6ED | 74 | £4,662 |
| £395,000 | 12/03/2021 | S | | 15 | MEWS COURT | | CHELMSFORD | CM2 9PF | 85 | £4,647 |
| £325,000 | 12/03/2021 | S | | 7 | KIRK PLACE | | CHELMSFORD | CM2 6TN | 70 | £4,643 |
| £435,000 | 12/03/2021 | T | | 4 | WHITLEY LINK | | CHELMSFORD | CM2 9FX | 95 | £4,579 |
| £165,000 | 12/03/2021 | F | | 81 | CHESTER PLACE | | CHELMSFORD | CM1 4NQ | 37 | £4,459 |
| £650,000 | 12/03/2021 | D | | 6 | RUNSELL CLOSE | DANBURY | CHELMSFORD | CM3 4PQ | 146 | £4,452 |
| £385,000 | 12/03/2021 | S | | 35 | HOLLIS LOCK | | CHELMSFORD | CM2 6RR | 87 | £4,425 |
| £315,000 | 12/03/2021 | T | | 77 | SANDFORD ROAD | | CHELMSFORD | CM2 6DE | 72 | £4,375 |
| £446,000 | 12/03/2021 | S | 100A | | WRITTLE ROAD | | CHELMSFORD | CM1 3BU | 102 | £4,373 |
| £332,000 | 12/03/2021 | T | | 51 | BAKER STREET | | CHELMSFORD | CM2 0SA | 77 | £4,312 |
| £423,000 | 12/03/2021 | S | | 23 | CHATLEY ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1NU | 101 | £4,188 |
| £190,000 | 12/03/2021 | F | | 58 | HALTWHISTLE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZF | 46 | £4,130 |
| £295,500 | 12/03/2021 | F | | 12 | ARMISTICE AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6AR | 72 | £4,104 |
| £325,000 | 12/03/2021 | S | | 186 | CHIGNAL ROAD | | CHELMSFORD | CM1 2JE | 81 | £4,012 |
| £240,000 | 12/03/2021 | F | | 18 | WICKS PLACE | | CHELMSFORD | CM1 2GH | 62 | £3,871 |
| £278,000 | 12/03/2021 | T | | 1 | PEARL SQUARE | | CHELMSFORD | CM2 9FP | 72 | £3,861 |
| £565,000 | 12/03/2021 | S | | 62 | GREENWAYS | | CHELMSFORD | CM1 4EF | 151 | £3,742 |
| £770,000 | 12/03/2021 | D | | 146 | FAIRWAY DRIVE | | CHELMSFORD | CM3 3FH | 208 | £3,702 |
| £375,000 | 12/03/2021 | D | | 116 | INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 104 | £3,606 |
| £415,000 | 12/03/2021 | T | | 20 | WELLFIELD | WRITTLE | CHELMSFORD | CM1 3LF | 116 | £3,578 |
| £293,000 | 12/03/2021 | T | | 6 | PLOVER WALK | | CHELMSFORD | CM2 8XX | 82 | £3,573 |
| £280,500 | 12/03/2021 | T | | 14 | HATFIELD GROVE | | CHELMSFORD | CM1 3DF | 81 | £3,463 |
| £520,000 | 12/03/2021 | T | | 67 | CORNELIUS VALE | | CHELMSFORD | CM2 6GY | 170 | £3,059 |
| £288,000 | 12/03/2021 | T | | 26 | ST MICHAELS WALK | | CHELMSFORD | CM2 8SG | 95 | £3,032 |

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| £193,000 | 12/03/2021 | F | | 90 | COVAL LANE | | CHELMSFORD | CM1 1TG | 66 | £2,924 |
| £324,000 | 12/03/2021 | T | | 8 | FAYREWOOD DRIVE | GREAT LEIGHS | CHELMSFORD | CM3 1GY | 120 | £2,700 |
| £360,000 | 12/03/2021 | S | | 45 | SPRINGFIELD PARK ROAD | | CHELMSFORD | CM2 6EB | 154 | £2,338 |
| £342,000 | 14/03/2021 | S | | 58 | MEON CLOSE | | CHELMSFORD | CM1 7QQ | 86 | £3,977 |
| £335,000 | 15/03/2021 | T | | 5 | BUCKINGHAM COURT | SPRINGFIELD | CHELMSFORD | CM2 6XW | N/A | #VALUE! |
| £410,000 | 15/03/2021 | S | | 37 | BEEHIVE LANE | | CHELMSFORD | CM2 9TQ | N/A | #VALUE! |
| £525,000 | 15/03/2021 | D | BARNARDS | | THE STREET | GALLEYWOOD | CHELMSFORD | CM2 8QN | 100 | £5,250 |
| £390,000 | 15/03/2021 | S | | 2 | FAIRWAY | | CHELMSFORD | CM2 9TX | 76 | £5,132 |
| £477,500 | 15/03/2021 | T | | 13 | RIVERSIDE | | CHELMSFORD | CM2 6LL | 94 | £5,080 |
| £415,000 | 15/03/2021 | S | | 61 | RUBENS GATE | | CHELMSFORD | CM1 6GW | 86 | £4,826 |
| £350,000 | 15/03/2021 | S | | 33 | KINGS ROAD | | CHELMSFORD | CM1 4HR | 76 | £4,605 |
| £490,000 | 15/03/2021 | S | | 5 | YELDHAM LOCK | | CHELMSFORD | CM2 6RP | 108 | £4,537 |
| £285,000 | 15/03/2021 | T | | 50 | WOODROFFE CLOSE | | CHELMSFORD | CM2 6RS | 63 | £4,524 |
| £265,000 | 15/03/2021 | T | | 6 | ALDRIDGE CLOSE | | CHELMSFORD | CM2 6QG | 59 | £4,492 |
| £460,000 | 15/03/2021 | D | | 18 | ABELL WAY | SPRINGFIELD | CHELMSFORD | CM2 6WU | 104 | £4,423 |
| £515,000 | 15/03/2021 | S | | 15 | LYNMOUTH AVENUE | | CHELMSFORD | CM2 0TP | 119 | £4,328 |
| £575,000 | 15/03/2021 | D | | 142 | FORTINBRAS WAY | | CHELMSFORD | CM2 9UL | 136 | £4,228 |
| £550,000 | 15/03/2021 | D | | 9 | HOPPING JACKS LANE | DANBURY | CHELMSFORD | CM3 4PN | 131 | £4,198 |
| £480,000 | 15/03/2021 | S | | 74 | DORSET AVENUE | | CHELMSFORD | CM2 9UB | 117 | £4,103 |
| £545,000 | 15/03/2021 | S | | 67 | MAIN ROAD | DANBURY | CHELMSFORD | CM3 4DJ | 138 | £3,949 |
| £335,000 | 15/03/2021 | S | | 5 | AVON ROAD | | CHELMSFORD | CM1 2JX | 85 | £3,941 |
| £380,000 | 15/03/2021 | S | WEST WARREN COTTAGE | | ROXWELL ROAD | WRITTLE | CHELMSFORD | CM1 3RU | 98 | £3,878 |
| £395,000 | 15/03/2021 | S | | 7 | CANUDEN ROAD | | CHELMSFORD | CM1 2SU | 102 | £3,873 |
| £195,000 | 15/03/2021 | F | | 61 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GU | 52 | £3,750 |
| £510,000 | 15/03/2021 | D | | 120 | MAIN ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1NN | 147 | £3,469 |
| £398,000 | 15/03/2021 | S | | 76 | RAVENSBORNE DRIVE | | CHELMSFORD | CM1 2SL | 129 | £3,085 |
| £375,000 | 15/03/2021 | S | | 28 | BERWICK AVENUE | | CHELMSFORD | CM1 4AS | 125 | £3,000 |
| £1,075,000 | 16/03/2021 | D | MEADOW VIEW | | CHIGNAL ROAD | CHIGNAL SMEALEY | CHELMSFORD | CM1 4SY | N/A | #VALUE! |
| £580,000 | 16/03/2021 | S | | 27 | BRAGANZA WAY | SPRINGFIELD | CHELMSFORD | CM1 6AP | N/A | #VALUE! |
| £380,000 | 16/03/2021 | D | SIROA | | BOYTON CROSS | ROXWELL | CHELMSFORD | CM1 4LP | 59 | £6,441 |
| £380,000 | 16/03/2021 | T | | 75 | ALBEMARLE LINK | SPRINGFIELD | CHELMSFORD | CM1 6AH | 79 | £4,810 |
| £280,000 | 16/03/2021 | F | FLAT 4 | 1 ST. JOHNS COURT | MOULSHAM STREET | | CHELMSFORD | CM2 0JD | 61 | £4,590 |
| £585,000 | 16/03/2021 | D | | 10 | SPALDING WAY | | CHELMSFORD | CM2 7NZ | 128 | £4,570 |
| £292,000 | 16/03/2021 | S | | 25 | EAST BRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SB | 66 | £4,424 |
| £256,000 | 16/03/2021 | F | | 57 | BURNELL GATE | | CHELMSFORD | CM1 6ED | 58 | £4,414 |
| £425,000 | 16/03/2021 | S | | 30 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NU | 103 | £4,126 |
| £367,500 | 16/03/2021 | T | | 26 | ALLEN WAY | SPRINGFIELD | CHELMSFORD | CM2 6GF | 91 | £4,038 |
| £430,000 | 16/03/2021 | T | | 62 | MANOR ROAD | | CHELMSFORD | CM2 0ER | 109 | £3,945 |
| £610,000 | 16/03/2021 | D | | 8 | FAIRWAY DRIVE | | CHELMSFORD | CM3 3FH | 171 | £3,567 |
| £435,000 | 16/03/2021 | D | | 24 | TROUBRIDGE CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YF | 125 | £3,480 |
| £290,000 | 16/03/2021 | F | | 26 | HAYES CLOSE | | CHELMSFORD | CM2 0RN | 87 | £3,333 |
| £470,000 | 16/03/2021 | S | | 62 | GILMORE WAY | | CHELMSFORD | CM2 7AP | 142 | £3,310 |
| £1,400,000 | 17/03/2021 | D | | 5 | LITCHBOROUGH PARK | LITTLE BADDOW | CHELMSFORD | CM3 4UJ | 233 | £6,009 |
| £375,000 | 17/03/2021 | D | | 2 | STARBOARD VIEW | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GR | 68 | £5,515 |
| £475,000 | 17/03/2021 | S | | 15 | MALTESE ROAD | | CHELMSFORD | CM1 2PB | 88 | £5,398 |
| £310,000 | 17/03/2021 | S | | 6 | DEERHURST CHASE | BICKNACRE | CHELMSFORD | CM3 4XG | 58 | £5,345 |
| £305,000 | 17/03/2021 | S | | 46 | EAST BRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SD | 66 | £4,621 |
| £315,000 | 17/03/2021 | T | | 64 | HAMBERTS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TU | 79 | £3,987 |
| £238,000 | 17/03/2021 | T | | 46 | SOUTH PRIMROSE HILL | | CHELMSFORD | CM1 2RG | 63 | £3,778 |

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|----------|------------|---|----------------|-----|--------------------|-----------------------|------------|---------|-----|---------|
| £290,000 | 17/03/2021 | T | | 15 | TYRELLS WAY | GREAT BADDOW | CHELMSFORD | CM2 7DP | 78 | £3,718 |
| £210,005 | 17/03/2021 | F | | 31 | SALTER PLACE | | CHELMSFORD | CM2 6UU | 58 | £3,621 |
| £445,000 | 17/03/2021 | D | | 34 | MANOR ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PT | 138 | £3,225 |
| £140,000 | 18/03/2021 | T | | 124 | LINNET DRIVE | | CHELMSFORD | CM2 8AG | N/A | #VALUE! |
| £430,000 | 18/03/2021 | D | | 59 | WALLACE CRESCENT | | CHELMSFORD | CM2 9QN | 51 | £8,431 |
| £610,000 | 18/03/2021 | D | | 5 | OAKLANDS CRESCENT | | CHELMSFORD | CM2 9PP | 105 | £5,810 |
| £400,000 | 18/03/2021 | D | | 20 | SHELDRIK LINK | SPRINGFIELD | CHELMSFORD | CM2 6GJ | 86 | £4,651 |
| £270,000 | 18/03/2021 | S | | 18 | ALDRIDGE CLOSE | | CHELMSFORD | CM2 6QG | 59 | £4,576 |
| £435,000 | 18/03/2021 | S | | 18 | LYNMOUTH AVENUE | | CHELMSFORD | CM2 0TP | 97 | £4,485 |
| £375,000 | 18/03/2021 | S | | 28 | REMBRANDT GROVE | | CHELMSFORD | CM1 6GH | 94 | £3,989 |
| £700,000 | 18/03/2021 | D | SHEPHERDS | | OLD CHURCH ROAD | EAST HANNINGFIELD | CHELMSFORD | CM3 8BG | 184 | £3,804 |
| £305,000 | 18/03/2021 | T | | 243 | BADDOW ROAD | | CHELMSFORD | CM2 7QA | 85 | £3,588 |
| £900,000 | 18/03/2021 | D | | 110 | MAIN ROAD | DANBURY | CHELMSFORD | CM3 4DT | 259 | £3,475 |
| £205,000 | 18/03/2021 | F | 75A | | HULLBRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LJ | 60 | £3,417 |
| £450,000 | 18/03/2021 | T | | 6 | CROZIER TERRACE | | CHELMSFORD | CM2 6YW | 132 | £3,409 |
| £176,000 | 18/03/2021 | T | | 38 | MEADOW ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8DU | 66 | £2,667 |
| £730,000 | 19/03/2021 | D | TUDOR HOUSE | | MAIN ROAD | HOWE STREET | CHELMSFORD | CM3 1BG | N/A | #VALUE! |
| £880,000 | 19/03/2021 | D | | 25 | ST JOHNS GREEN | | CHELMSFORD | CM1 3DZ | 100 | £8,800 |
| £430,000 | 19/03/2021 | D | | 3 | ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GQ | 83 | £5,181 |
| £657,500 | 19/03/2021 | S | | 203 | BEEHIVE LANE | | CHELMSFORD | CM2 9SH | 130 | £5,058 |
| £450,000 | 19/03/2021 | D | | 113 | WATERHOUSE LANE | | CHELMSFORD | CM1 2RY | 90 | £5,000 |
| £530,000 | 19/03/2021 | D | | 13 | WELLER GROVE | | CHELMSFORD | CM1 4YJ | 106 | £5,000 |
| £560,000 | 19/03/2021 | D | | 7 | MILDMAYS | DANBURY | CHELMSFORD | CM3 4DP | 112 | £5,000 |
| £535,000 | 19/03/2021 | D | | 80 | BACK ROAD | WRITTLE | CHELMSFORD | CM1 3PD | 112 | £4,777 |
| £300,000 | 19/03/2021 | F | | 48 | LOCKSIDE MARINA | | CHELMSFORD | CM2 6HF | 63 | £4,762 |
| £750,000 | 19/03/2021 | D | | 1 | RIDDIFORD DRIVE | | CHELMSFORD | CM1 2GB | 158 | £4,747 |
| £665,000 | 19/03/2021 | S | CORNER COTTAGE | | LARKS LANE | GREAT WALTHAM | CHELMSFORD | CM3 1AD | 143 | £4,650 |
| £295,000 | 19/03/2021 | S | | 2 | TURKEY OAKS | | CHELMSFORD | CM1 7SR | 66 | £4,470 |
| £200,000 | 19/03/2021 | F | | 39 | HOBART CLOSE | | CHELMSFORD | CM1 2ES | 46 | £4,348 |
| £462,500 | 19/03/2021 | S | | 77 | CHERRY GARDEN ROAD | GREAT WALTHAM | CHELMSFORD | CM3 1DH | 108 | £4,282 |
| £364,000 | 19/03/2021 | T | | 61 | MARCONI ROAD | | CHELMSFORD | CM1 1LR | 87 | £4,184 |
| £485,000 | 19/03/2021 | S | | 5 | CONDOR GATE | | CHELMSFORD | CM3 3FU | 118 | £4,110 |
| £600,000 | 19/03/2021 | D | | 79 | WRITTLE ROAD | | CHELMSFORD | CM1 3BS | 151 | £3,974 |
| £903,250 | 19/03/2021 | D | | 12 | WHARTON DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6BF | 229 | £3,944 |
| £630,000 | 19/03/2021 | D | | 23 | DUNMORE ROAD | | CHELMSFORD | CM2 6RY | 162 | £3,889 |
| £320,000 | 19/03/2021 | S | | 27 | CLYDE CRESCENT | | CHELMSFORD | CM1 2LJ | 84 | £3,810 |
| £198,000 | 19/03/2021 | F | | 34 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 52 | £3,808 |
| £131,500 | 19/03/2021 | F | FLAT 6 | | HEYCROFT WAY | | CHELMSFORD | CM2 8JH | 35 | £3,757 |
| £165,000 | 19/03/2021 | F | | 32 | ABBOTSLEIGH ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SS | 44 | £3,750 |
| £618,500 | 19/03/2021 | D | | 3 | LEEFORD | | CHELMSFORD | CM1 4WT | 165 | £3,748 |
| £535,000 | 19/03/2021 | D | | 29 | WINCHELSEA DRIVE | | CHELMSFORD | CM2 9TL | 143 | £3,741 |
| £336,000 | 19/03/2021 | T | | 9 | MARKLAY DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NP | 92 | £3,652 |
| £400,000 | 19/03/2021 | D | | 13 | BARBROOK WAY | BICKNACRE | CHELMSFORD | CM3 4HP | 110 | £3,636 |
| £218,000 | 19/03/2021 | F | | 82 | HARBERD TYE | | CHELMSFORD | CM2 9GJ | 62 | £3,516 |
| £415,000 | 19/03/2021 | D | | 40 | THE DRIVE | | CHELMSFORD | CM1 4JS | 119 | £3,487 |
| £385,000 | 19/03/2021 | S | | 25 | AVON ROAD | | CHELMSFORD | CM1 2JX | 114 | £3,377 |
| £275,000 | 19/03/2021 | T | | 66 | NOAKES AVENUE | | CHELMSFORD | CM2 8EW | 83 | £3,313 |
| £615,000 | 19/03/2021 | D | | 43 | ALBEMARLE LINK | SPRINGFIELD | CHELMSFORD | CM1 6AH | 204 | £3,015 |
| £153,000 | 19/03/2021 | F | | 3 | MILL VIEW COURT | ROXWELL | CHELMSFORD | CM1 4YY | 51 | £3,000 |

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|------------|------------|---|-----|-------------------|----------------------|-----------------------|----------------|------------|---------|--------|--------|
| £282,000 | 19/03/2021 | T | | 10 | CATHERINE CLOSE | EAST HANNINGFIELD | CHELMSFORD | CM3 8UX | 94 | £3,000 | |
| £305,000 | 22/03/2021 | T | | 6 | CHURCH GREEN | BROOMFIELD | CHELMSFORD | CM1 7BD | 49 | £6,224 | |
| £365,000 | 22/03/2021 | S | | 26 | VICTORIA ROAD | WRITTLE | CHELMSFORD | CM1 3PA | 64 | £5,703 | |
| £350,000 | 22/03/2021 | T | | 3 | ANCHOR TERRACE | | CHELMSFORD | CM2 0JX | 70 | £5,000 | |
| £350,000 | 22/03/2021 | S | | 11 | MASHBURY ROAD | GREAT WALTHAM | CHELMSFORD | CM3 1EN | 81 | £4,321 | |
| £935,000 | 22/03/2021 | D | | 54 | PEARTREE LANE | DANBURY | CHELMSFORD | CM3 4LS | 218 | £4,289 | |
| £495,000 | 22/03/2021 | D | | 53 | LITTLECROFT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GG | 118 | £4,195 | |
| £345,000 | 22/03/2021 | S | | 12 | SAWKINS CLOSE | | CHELMSFORD | CM2 9SA | 85 | £4,059 | |
| £870,000 | 22/03/2021 | D | | 144 | THE STREET | LITTLE WALTHAM | CHELMSFORD | CM3 3NY | 215 | £4,047 | |
| £372,500 | 22/03/2021 | S | | 45 | TOWN CROFT | | CHELMSFORD | CM1 4JX | 95 | £3,921 | |
| £725,000 | 22/03/2021 | D | | 74 | CELEBORN STREET | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AF | 205 | £3,537 | |
| £500,000 | 22/03/2021 | T | | 15 | QUEEN STREET | | CHELMSFORD | CM2 0JS | 149 | £3,356 | |
| £115,000 | 22/03/2021 | F | 111 | HAVENCOURT | VICTORIA ROAD | | CHELMSFORD | CM1 1EA | 47 | £2,447 | |
| £349,000 | 23/03/2021 | S | | 18 | GREAT SMIALS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WN | 66 | £5,288 | |
| £910,000 | 23/03/2021 | D | | | ELKINS COTTAGE | COCK LANE | HIGHWOOD | CHELMSFORD | CM1 3RB | 177 | £5,141 |
| £508,000 | 23/03/2021 | D | | 9 | WIGGINS VIEW | | SPRINGFIELD | CHELMSFORD | CM2 6GP | 107 | £4,748 |
| £367,500 | 23/03/2021 | S | | 18 | WATERHOUSE STREET | | CHELMSFORD | CM1 2TY | 78 | £4,712 | |
| £325,000 | 23/03/2021 | T | | 17 | NEW WRITTLE STREET | | CHELMSFORD | CM2 0RR | 71 | £4,577 | |
| £327,000 | 23/03/2021 | T | | 290 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9LH | 73 | £4,479 | |
| £337,000 | 23/03/2021 | S | | 403 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7EJ | 77 | £4,377 | |
| £920,000 | 23/03/2021 | D | | 20 | ROBINSON GATE | | SPRINGFIELD | CHELMSFORD | CM1 6AT | 213 | £4,319 |
| £432,000 | 23/03/2021 | D | | 24 | CHELWATER | GREAT BADDOW | CHELMSFORD | CM2 7UQ | 107 | £4,037 | |
| £630,000 | 23/03/2021 | F | | 6 | DANBURY PALACE DRIVE | DANBURY | CHELMSFORD | CM3 4FA | 157 | £4,013 | |
| £400,000 | 23/03/2021 | T | | 2 | PEEL ROAD | | CHELMSFORD | CM2 6AQ | 101 | £3,960 | |
| £340,000 | 23/03/2021 | S | | 24 | CUMBERLAND CRESCENT | | CHELMSFORD | CM1 4AJ | 87 | £3,908 | |
| £455,000 | 23/03/2021 | D | | 13 | LEEWARD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YR | 123 | £3,699 | |
| £325,000 | 23/03/2021 | T | | 35 | BOLEYN WAY | BOREHAM | CHELMSFORD | CM3 3JJ | 88 | £3,693 | |
| £144,000 | 23/03/2021 | F | | 107 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 39 | £3,692 | |
| £275,000 | 23/03/2021 | T | | 12 | MOSS WALK | | CHELMSFORD | CM2 9ED | 79 | £3,481 | |
| £410,000 | 23/03/2021 | S | | 58 | NICKLEBY ROAD | | CHELMSFORD | CM1 4UF | 119 | £3,445 | |
| £725,000 | 23/03/2021 | T | | 56 | EDWARD HARVEY LINK | SPRINGFIELD | CHELMSFORD | CM1 6BU | 234 | £3,098 | |
| £755,000 | 23/03/2021 | D | | | MERRION | MAIN ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3PA | 447 | £1,689 |
| £495,000 | 24/03/2021 | S | | 17 | BROOMHALL ROAD | | CHELMSFORD | CM1 7HB | 72 | £6,875 | |
| £500,000 | 24/03/2021 | S | | 20 | CHEQUERS ROAD | WRITTLE | CHELMSFORD | CM1 3NQ | 81 | £6,173 | |
| £610,000 | 24/03/2021 | D | | | WYOMING | RIGNALS LANE | CHELMSFORD | CM2 8QU | 99 | £6,162 | |
| £1,800,000 | 24/03/2021 | D | | | WOODLANDS | COLAM LANE | LITTLE BADDOW | CHELMSFORD | CM3 4SY | 325 | £5,538 |
| £625,000 | 24/03/2021 | D | | 105 | ONGAR ROAD | | WRITTLE | CHELMSFORD | CM1 3ND | 117 | £5,342 |
| £408,000 | 24/03/2021 | D | | 128 | FORTINBRAS WAY | | CHELMSFORD | CM2 9UL | 79 | £5,165 | |
| £335,000 | 24/03/2021 | T | | 29 | LICHFIELD CLOSE | | CHELMSFORD | CM1 2XW | 70 | £4,786 | |
| £287,500 | 24/03/2021 | T | | 1 | RIVERSIDE PLACE | WRITTLE | CHELMSFORD | CM1 3EU | 61 | £4,713 | |
| £315,000 | 24/03/2021 | S | | 5 | LEIGHLANDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XN | 71 | £4,437 | |
| £350,000 | 24/03/2021 | D | | 2 | ROBJOHNS ROAD | | CHELMSFORD | CM1 3AF | 79 | £4,430 | |
| £475,000 | 24/03/2021 | D | | 113 | FORTINBRAS WAY | | CHELMSFORD | CM2 9UL | 108 | £4,398 | |
| £232,500 | 24/03/2021 | F | 2 | THE GABLES | CHURCH ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UQ | 55 | £4,227 | |
| £345,000 | 24/03/2021 | S | | 23A | | BROOMHALL ROAD | | CHELMSFORD | CM1 7HB | 84 | £4,107 |
| £200,000 | 24/03/2021 | F | | 129 | ROOKES CRESCENT | | CHELMSFORD | CM1 3GN | 50 | £4,000 | |
| £330,000 | 24/03/2021 | T | | | 5 PERTWEE MEWS | WRITTLE ROAD | | CHELMSFORD | CM1 3BL | 87 | £3,793 |
| £375,000 | 24/03/2021 | S | 4 | WOODSIDE COTTAGES | NATHANS LANE | EDNEY COMMON | CHELMSFORD | CM1 3RD | 99 | £3,788 | |
| £325,000 | 24/03/2021 | S | | 21 | BOYNE DRIVE | | CHELMSFORD | CM1 7QW | 86 | £3,779 | |

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|------------|------------|---|---------|-----|----------------------|-----------------------|---------------|------------|---------|--------|---------|
| £782,000 | 24/03/2021 | D | | 14 | WHARTON DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6BF | 215 | £3,637 | |
| £356,000 | 24/03/2021 | S | | 46 | CHESTNUT WALK | | CHELMSFORD | CM1 4JT | 98 | £3,633 | |
| £336,600 | 24/03/2021 | D | | 45 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NA | 94 | £3,581 | |
| £290,000 | 24/03/2021 | T | | 6 | WOLMERS HEY | GREAT WALTHAM | CHELMSFORD | CM3 1DA | 83 | £3,494 | |
| £490,000 | 24/03/2021 | D | | 23 | GOLD BERRY MEAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WT | 141 | £3,475 | |
| £388,000 | 24/03/2021 | S | | 20 | HULTON CLOSE | BOREHAM | CHELMSFORD | CM3 3BU | 113 | £3,434 | |
| £476,000 | 24/03/2021 | S | | 8 | ALBEMARLE LINK | SPRINGFIELD | CHELMSFORD | CM1 6AG | 150 | £3,173 | |
| £161,250 | 24/03/2021 | F | | 25 | ABELL WAY | SPRINGFIELD | CHELMSFORD | CM2 6WU | 59 | £2,733 | |
| £262,000 | 24/03/2021 | F | 84C | | BROOMFIELD ROAD | | CHELMSFORD | CM1 1SS | 98 | £2,673 | |
| £160,000 | 24/03/2021 | T | | 303 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7AX | 65 | £2,462 | |
| £80,850 | 24/03/2021 | F | FLAT 54 | | WELLS CRESCENT | VIADUCT ROAD | CHELMSFORD | CM1 1GR | 62 | £1,304 | |
| £578,000 | 25/03/2021 | T | 5 | | CAUSEWAY COTTAGES | HIGHWOOD ROAD | WRITTLE | CHELMSFORD | CM1 3PR | 98 | £5,898 |
| £215,000 | 25/03/2021 | T | | 30 | HOLMANS | BOREHAM | CHELMSFORD | CM3 3EY | 42 | £5,119 | |
| £795,000 | 25/03/2021 | D | | 11 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DL | 164 | £4,848 | |
| £460,000 | 25/03/2021 | D | 36A | | VICTORIA ROAD | WRITTLE | CHELMSFORD | CM1 3PA | 95 | £4,842 | |
| £698,500 | 25/03/2021 | D | | 28 | GORDON ROAD | | CHELMSFORD | CM2 9LL | 150 | £4,657 | |
| £360,000 | 25/03/2021 | S | | 64 | CORPORATION ROAD | | CHELMSFORD | CM1 2AR | 81 | £4,444 | |
| £350,000 | 25/03/2021 | S | | 24 | BAKER STREET | | CHELMSFORD | CM2 0SF | 80 | £4,375 | |
| £338,000 | 25/03/2021 | S | | 10 | EAST BRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SB | 78 | £4,333 | |
| £520,000 | 25/03/2021 | D | | 9 | BADDOW PLACE AVENUE | | CHELMSFORD | CM2 7JN | 126 | £4,127 | |
| £464,500 | 25/03/2021 | S | | 13 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0RT | 113 | £4,111 | |
| £338,000 | 25/03/2021 | S | | 34 | SADDLE RISE | | CHELMSFORD | CM1 6SX | 83 | £4,072 | |
| £316,500 | 25/03/2021 | T | | 79 | LUPIN DRIVE | | CHELMSFORD | CM1 6YJ | 78 | £4,058 | |
| £380,000 | 25/03/2021 | S | | 49 | LUPIN DRIVE | | CHELMSFORD | CM1 6VJ | 94 | £4,043 | |
| £360,000 | 25/03/2021 | T | | 54 | BISHOP ROAD | | CHELMSFORD | CM1 1PX | 95 | £3,789 | |
| £650,000 | 25/03/2021 | D | | 121 | CELEBORN STREET | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AW | 175 | £3,714 | |
| £1,050,000 | 25/03/2021 | D | SANBURY | | WOODHILL ROAD | SANDON | CHELMSFORD | CM2 7SE | 283 | £3,710 | |
| £675,000 | 25/03/2021 | D | | 67 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NA | 182 | £3,709 | |
| £350,000 | 25/03/2021 | T | | 276 | BADDOW ROAD | | CHELMSFORD | CM2 9QX | 97 | £3,608 | |
| £175,000 | 25/03/2021 | F | | 114 | LUPIN DRIVE | | CHELMSFORD | CM1 6FJ | 50 | £3,500 | |
| £322,500 | 25/03/2021 | T | | 9 | RUMSEY FIELDS | DANBURY | CHELMSFORD | CM3 4RH | 108 | £2,986 | |
| £122,500 | 25/03/2021 | F | 24 | | WATERHOUSE COURT | BURGESS SPRINGS | CHELMSFORD | CM1 1QZ | 93 | £1,317 | |
| £695,000 | 26/03/2021 | D | | | SIGNPOST COTTAGE | MAIN ROAD | FORD END | CHELMSFORD | CM3 1LL | N/A | #VALUE! |
| £400,000 | 26/03/2021 | T | | 116 | HEATH DRIVE | | CHELMSFORD | CM2 9HG | 66 | £6,061 | |
| £490,000 | 26/03/2021 | S | | 13 | MAYFIELD ROAD | WRITTLE | CHELMSFORD | CM1 3EJ | 88 | £5,568 | |
| £292,500 | 26/03/2021 | T | | 10 | BEEHIVE LANE | | CHELMSFORD | CM2 9SX | 57 | £5,132 | |
| £690,000 | 26/03/2021 | D | | 103 | LONGSTOMPS AVENUE | | CHELMSFORD | CM2 9BZ | 135 | £5,111 | |
| £317,500 | 26/03/2021 | T | | 230 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9LH | 68 | £4,669 | |
| £670,000 | 26/03/2021 | D | | 23 | OLD BELL LANE | RETTENDON COMMON | CHELMSFORD | CM3 8EH | 145 | £4,621 | |
| £540,000 | 26/03/2021 | D | | 24 | BADEN POWELL CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7GA | 119 | £4,538 | |
| £300,000 | 26/03/2021 | F | | 16 | MARY MUNNION QUARTER | | CHELMSFORD | CM2 9FT | 67 | £4,478 | |
| £285,000 | 26/03/2021 | D | | 19 | FOXGLOVE WAY | | CHELMSFORD | CM1 6QS | 65 | £4,385 | |
| £520,000 | 26/03/2021 | S | | 13 | WIDFORD GROVE | | CHELMSFORD | CM2 9AT | 119 | £4,370 | |
| £454,000 | 26/03/2021 | D | | 5 | DAFFODIL WAY | | CHELMSFORD | CM1 6XB | 104 | £4,365 | |
| £212,500 | 26/03/2021 | S | | 16 | CARISBROOKE DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LT | 49 | £4,337 | |
| £334,000 | 26/03/2021 | T | | 2 | PYMS ROAD | | CHELMSFORD | CM2 8PY | 78 | £4,282 | |
| £610,000 | 26/03/2021 | D | | | ROSEMARY COTTAGE | HORNELLS CORNER | LITTLE LEIGHS | CHELMSFORD | CM3 1QW | 143 | £4,266 |
| £372,500 | 26/03/2021 | S | | 33 | MAGNOLIA CLOSE | | CHELMSFORD | CM2 9HU | 88 | £4,233 | |
| £318,800 | 26/03/2021 | T | | 356 | LINNET DRIVE | | CHELMSFORD | CM2 8AL | 76 | £4,195 | |

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|------------|------------|---|--------------|-----|---------------------|-----------------------|------------|---------|-----|---------|
| £225,000 | 26/03/2021 | F | | 58 | MELBA COURT | WRITTLE | CHELMSFORD | CM1 3EW | 55 | £4,091 |
| £380,000 | 26/03/2021 | S | ROSE COTTAGE | | MAIN ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8DJ | 93 | £4,086 |
| £415,000 | 26/03/2021 | D | | 6 | HASELFOOT ROAD | BOREHAM | CHELMSFORD | CM3 3EE | 102 | £4,069 |
| £355,000 | 26/03/2021 | T | | 98 | HEATH DRIVE | | CHELMSFORD | CM2 9HG | 88 | £4,034 |
| £275,000 | 26/03/2021 | F | | 34 | HAYES CLOSE | | CHELMSFORD | CM2 0RN | 69 | £3,986 |
| £305,000 | 26/03/2021 | T | | 284 | LINNET DRIVE | | CHELMSFORD | CM2 8AJ | 79 | £3,861 |
| £775,000 | 26/03/2021 | D | FORDHAMS | | CHURCH LANE | FORD END | CHELMSFORD | CM3 1LH | 201 | £3,856 |
| £208,000 | 26/03/2021 | F | | 54 | STANLEY RISE | SPRINGFIELD | CHELMSFORD | CM2 6PL | 54 | £3,852 |
| £350,000 | 26/03/2021 | T | | 19 | HENRY ROAD | | CHELMSFORD | CM1 1RG | 92 | £3,804 |
| £500,000 | 26/03/2021 | S | | 20 | HUNTS DRIVE | WRITTLE | CHELMSFORD | CM1 3HH | 132 | £3,788 |
| £445,000 | 26/03/2021 | S | | 20 | MOLRAMS LANE | GREAT BADDOW | CHELMSFORD | CM2 7AH | 121 | £3,678 |
| £340,000 | 26/03/2021 | S | | 54 | CYPRESS DRIVE | | CHELMSFORD | CM2 9LU | 93 | £3,656 |
| £218,000 | 26/03/2021 | F | | 24 | RAINSFORD LANE | | CHELMSFORD | CM1 2QR | 61 | £3,574 |
| £413,000 | 26/03/2021 | D | | 24 | CLEMENTS GREEN LANE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JP | 138 | £2,993 |
| £160,000 | 26/03/2021 | F | | 24 | EPHING CLOSE | | CHELMSFORD | CM1 2TH | 54 | £2,963 |
| £455,000 | 26/03/2021 | S | | 9 | OLD CROFT CLOSE | GOOD EASTER | CHELMSFORD | CM1 4SJ | 188 | £2,420 |
| £90,900 | 26/03/2021 | F | | 182 | ARMISTICE AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6AR | 62 | £1,466 |
| £310,000 | 29/03/2021 | T | | 91 | ROBIN WAY | | CHELMSFORD | CM2 8AU | N/A | #VALUE! |
| £525,000 | 29/03/2021 | S | HAZELBERRIES | | SOUTH STREET | GREAT WALTHAM | CHELMSFORD | CM3 1DG | N/A | #VALUE! |
| £285,000 | 29/03/2021 | S | | 5 | BELGRAVE CLOSE | | CHELMSFORD | CM2 9TS | 52 | £5,481 |
| £385,000 | 29/03/2021 | T | | 34 | BISHOP ROAD | | CHELMSFORD | CM1 1PX | 74 | £5,203 |
| £1,200,000 | 29/03/2021 | D | LINGARD | | COLEMANS LANE | DANBURY | CHELMSFORD | CM3 4DN | 236 | £5,085 |
| £535,000 | 29/03/2021 | S | | 29 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9DP | 106 | £5,047 |
| £390,000 | 29/03/2021 | S | | 21 | HEATH DRIVE | | CHELMSFORD | CM2 9HB | 83 | £4,699 |
| £485,000 | 29/03/2021 | S | | 47 | TYRELLS WAY | GREAT BADDOW | CHELMSFORD | CM2 7DP | 104 | £4,663 |
| £600,000 | 29/03/2021 | S | | 15 | MOULSHAM DRIVE | | CHELMSFORD | CM2 9PX | 129 | £4,651 |
| £842,000 | 29/03/2021 | D | VESPER | | NATHANS LANE | WRITTLE | CHELMSFORD | CM1 3RF | 186 | £4,527 |
| £280,000 | 29/03/2021 | T | | 30 | ROMAN ROAD | | CHELMSFORD | CM2 0HA | 62 | £4,516 |
| £166,000 | 29/03/2021 | T | | 14 | VILLIERS PLACE | BOREHAM | CHELMSFORD | CM3 3JW | 37 | £4,486 |
| £345,000 | 29/03/2021 | S | | 139 | BADDOW ROAD | | CHELMSFORD | CM2 7PY | 77 | £4,481 |
| £230,000 | 29/03/2021 | F | | 24 | STAPLEFORD CLOSE | | CHELMSFORD | CM2 0RB | 52 | £4,423 |
| £475,000 | 29/03/2021 | T | | 51 | HAMLET ROAD | | CHELMSFORD | CM2 0ET | 108 | £4,398 |
| £465,000 | 29/03/2021 | D | | 150 | FORTINBRAS WAY | | CHELMSFORD | CM2 9UL | 106 | £4,387 |
| £350,000 | 29/03/2021 | T | | 30 | SHELDRIK LINK | SPRINGFIELD | CHELMSFORD | CM2 6GJ | 80 | £4,375 |
| £400,000 | 29/03/2021 | D | | 22 | TROUBRIDGE CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YF | 92 | £4,348 |
| £152,000 | 29/03/2021 | F | | 78 | CULVER RISE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WG | 35 | £4,343 |
| £670,000 | 29/03/2021 | D | | 210 | INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WU | 155 | £4,323 |
| £295,000 | 29/03/2021 | F | | 36 | HAYES CLOSE | | CHELMSFORD | CM2 0RN | 71 | £4,155 |
| £571,000 | 29/03/2021 | S | | 10 | PRYKES DRIVE | | CHELMSFORD | CM1 1TP | 139 | £4,108 |
| £226,000 | 29/03/2021 | F | | 207 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 56 | £4,036 |
| £535,000 | 29/03/2021 | D | | 616 | GALLEYWOOD ROAD | | CHELMSFORD | CM2 8BY | 133 | £4,023 |
| £715,000 | 29/03/2021 | D | | 259 | BEEHIVE LANE | | CHELMSFORD | CM2 9SJ | 180 | £3,972 |
| £297,000 | 29/03/2021 | T | | 50 | SCHOOL LANE | GREAT LEIGHS | CHELMSFORD | CM3 1GU | 75 | £3,960 |
| £387,500 | 29/03/2021 | S | | 9 | ASHMEADS | | CHELMSFORD | CM2 9FJ | 98 | £3,954 |
| £315,000 | 29/03/2021 | S | | 52 | OSPREY WAY | | CHELMSFORD | CM2 8XU | 80 | £3,938 |
| £380,000 | 29/03/2021 | S | | 321 | BROOMFIELD ROAD | | CHELMSFORD | CM1 4DU | 97 | £3,918 |
| £200,000 | 29/03/2021 | F | | 54 | REDMAYNE DRIVE | | CHELMSFORD | CM2 9AG | 52 | £3,846 |
| £515,000 | 29/03/2021 | S | | 28 | ST CATHERINES ROAD | | CHELMSFORD | CM1 2SP | 137 | £3,759 |
| £215,000 | 29/03/2021 | F | | 321 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 58 | £3,707 |

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|----------|------------|---|---------|-----|-----------------------|----------------|-----------------------|------------|---------|--------|---------|
| £344,000 | 29/03/2021 | T | | 4 | OSEA WAY | | CHELMSFORD | CM1 6JT | 95 | £3,621 | |
| £372,000 | 29/03/2021 | T | | 110 | LIME WALK | | CHELMSFORD | CM2 9NJ | 103 | £3,612 | |
| £280,000 | 29/03/2021 | T | | 23 | HAREWOOD ROAD | | CHELMSFORD | CM1 3DQ | 83 | £3,373 | |
| £360,000 | 29/03/2021 | S | | 14 | HARROW WAY | | CHELMSFORD | CM2 7AS | 107 | £3,364 | |
| £690,200 | 29/03/2021 | D | | | WILLOW HOUSE | SCHOOL LANE | GREAT LEIGHS | CHELMSFORD | CM3 1NL | 221 | £3,123 |
| £520,000 | 29/03/2021 | S | | 5 | FORREST CLOSE | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NR | 172 | £3,023 |
| £250,000 | 29/03/2021 | S | 1 | | GROOMS COTTAGE | CHALK STREET | RETTENDON COMMON | CHELMSFORD | CM3 8DE | 108 | £2,315 |
| £321,000 | 30/03/2021 | D | | | TANGLEWOOD | BOYTON CROSS | ROXWELL | CHELMSFORD | CM1 4LS | N/A | #VALUE! |
| £427,500 | 30/03/2021 | S | | 29 | DANE ROAD | | | CHELMSFORD | CM1 2SS | 40 | £10,688 |
| £450,000 | 30/03/2021 | D | | 1 | KERBY RISE | | | CHELMSFORD | CM2 6UY | 68 | £6,618 |
| £447,000 | 30/03/2021 | S | | 12 | GAINSBOROUGH CRESCENT | | | CHELMSFORD | CM2 6DJ | 87 | £5,138 |
| £260,000 | 30/03/2021 | T | | 34 | MOUNTBATTEN WAY | | | CHELMSFORD | CM1 6FE | 52 | £5,000 |
| £400,000 | 30/03/2021 | S | | 4 | WEYMOUTH ROAD | | | CHELMSFORD | CM1 6LW | 81 | £4,938 |
| £435,000 | 30/03/2021 | D | | 28 | GILMORE WAY | | | CHELMSFORD | CM2 7AW | 89 | £4,888 |
| £327,525 | 30/03/2021 | D | | 70 | WRITTLE ROAD | | | CHELMSFORD | CM1 3BU | 68 | £4,817 |
| £336,000 | 30/03/2021 | S | | 6 | HILLARY CLOSE | | | CHELMSFORD | CM1 7RP | 80 | £4,200 |
| £600,000 | 30/03/2021 | D | | 38 | CANFORD CLOSE | | | CHELMSFORD | CM2 9RG | 147 | £4,082 |
| £385,000 | 30/03/2021 | S | | 9 | RECTORY CLOSE | | LITTLE WALTHAM | CHELMSFORD | CM3 3LT | 98 | £3,929 |
| £285,000 | 30/03/2021 | T | | 13 | TYRELLS WAY | | GREAT BADDOW | CHELMSFORD | CM2 7DP | 78 | £3,654 |
| £700,000 | 30/03/2021 | S | | 12 | PARADISE ROAD | | WRITTLE | CHELMSFORD | CM1 3HP | 196 | £3,571 |
| £300,000 | 30/03/2021 | T | | 7 | MAYDENE | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ND | 86 | £3,488 |
| £200,000 | 30/03/2021 | F | | 18 | WAVELL CLOSE | | SPRINGFIELD | CHELMSFORD | CM1 6FQ | 60 | £3,333 |
| £176,000 | 30/03/2021 | F | FLAT 10 | | TRELAWN | CHURCH ROAD | BOREHAM | CHELMSFORD | CM3 3EF | 54 | £3,259 |
| £373,000 | 30/03/2021 | S | | 3 | NABBOTT ROAD | | | CHELMSFORD | CM1 2SW | 120 | £3,108 |
| £345,000 | 30/03/2021 | S | | 15 | INCHBONNIE ROAD | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SX | 116 | £2,974 |
| £370,000 | 30/03/2021 | T | | 15 | BERWICK AVENUE | | | CHELMSFORD | CM1 4AN | 125 | £2,960 |
| £345,000 | 30/03/2021 | S | | 44 | GREEN LANE | | ROXWELL | CHELMSFORD | CM1 4NA | 124 | £2,782 |
| £660,000 | 30/03/2021 | D | | 21 | JUBILEE AVENUE | | BROOMFIELD | CHELMSFORD | CM1 7HE | 245 | £2,694 |
| £195,000 | 31/03/2021 | F | | 41 | GERARD GARDENS | | | CHELMSFORD | CM2 9GD | 30 | £6,500 |
| £740,000 | 31/03/2021 | D | | | CORNER WAYS | LINKS DRIVE | | CHELMSFORD | CM2 9AW | 124 | £5,968 |
| £470,627 | 31/03/2021 | F | 2 | | MIAMI HOUSE | PRINCES ROAD | | CHELMSFORD | CM2 9GE | 83 | £5,670 |
| £340,000 | 31/03/2021 | T | | 134 | UPPER BRIDGE ROAD | | | CHELMSFORD | CM2 0BA | 64 | £5,313 |
| £820,000 | 31/03/2021 | D | | | FIRCROFT | LINKS DRIVE | | CHELMSFORD | CM2 9AW | 157 | £5,223 |
| £459,500 | 31/03/2021 | D | | | CYGNETS | MAIN ROAD | FORD END | CHELMSFORD | CM3 1LL | 89 | £5,163 |
| £402,000 | 31/03/2021 | D | | 51 | GOODWIN CLOSE | | | CHELMSFORD | CM2 9GX | 80 | £5,025 |
| £260,000 | 31/03/2021 | F | FLAT 34 | | ROBERTS COURT | BADDOW ROAD | | CHELMSFORD | CM2 9RQ | 52 | £5,000 |
| £535,000 | 31/03/2021 | D | | 43 | BROOK END ROAD SOUTH | | | CHELMSFORD | CM2 6NZ | 108 | £4,954 |
| £675,000 | 31/03/2021 | D | | 7 | CHALKLANDS | | SANDON | CHELMSFORD | CM2 7TH | 142 | £4,754 |
| £195,000 | 31/03/2021 | T | | 42 | BURGESS FIELD | | CHELMER VILLAGE | CHELMSFORD | CM2 6UE | 42 | £4,643 |
| £535,000 | 31/03/2021 | D | | 17 | CONDOR GATE | | | CHELMSFORD | CM3 3FU | 116 | £4,612 |
| £425,000 | 31/03/2021 | D | | 7 | THE LAURELS | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LH | 94 | £4,521 |
| £610,000 | 31/03/2021 | D | | | 78A | MALDON ROAD | DANBURY | CHELMSFORD | CM3 4QW | 140 | £4,357 |
| £435,000 | 31/03/2021 | S | | 11 | SOUTHVIEW TERRACE | | DANBURY | CHELMSFORD | CM3 4DY | 100 | £4,350 |
| £161,000 | 31/03/2021 | F | | 73 | CHESTER PLACE | | | CHELMSFORD | CM1 4NQ | 38 | £4,237 |
| £190,000 | 31/03/2021 | F | FLAT 1 | | BURWOOD COURT | GOLDLAY AVENUE | | CHELMSFORD | CM2 0TW | 48 | £3,958 |
| £315,000 | 31/03/2021 | T | | 9 | ARBOUR LANE | | | CHELMSFORD | CM1 7RG | 80 | £3,938 |
| £365,000 | 31/03/2021 | T | | 47 | MARCONI ROAD | | | CHELMSFORD | CM1 1LR | 94 | £3,883 |
| £330,000 | 31/03/2021 | S | | 19 | JOHNSON ROAD | | | CHELMSFORD | CM2 7JL | 85 | £3,882 |
| £325,000 | 31/03/2021 | T | | 156 | GALLEYWOOD ROAD | | GREAT BADDOW | CHELMSFORD | CM2 8DP | 84 | £3,869 |

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|----------|------------|---|---------|----------------|-----|----------------------|-----------------------|------------|---------|-----|--------|
| £202,500 | 31/03/2021 | F | | | 66 | WICKHAM CRESCENT | | CHELMSFORD | CM1 4WD | 53 | £3,821 |
| £535,000 | 31/03/2021 | D | | | 77 | WRITTLE ROAD | | CHELMSFORD | CM1 3BS | 142 | £3,768 |
| £290,000 | 31/03/2021 | T | | | 150 | RAINSFORD ROAD | | CHELMSFORD | CM1 2PD | 82 | £3,537 |
| £550,000 | 31/03/2021 | D | | | 28 | CORPORATION ROAD | | CHELMSFORD | CM1 2AR | 158 | £3,481 |
| £210,000 | 31/03/2021 | F | | | 198 | TYLERS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 63 | £3,333 |
| £141,000 | 31/03/2021 | F | FLAT 27 | HOGARTH COURT | | REMBRANDT GROVE | | CHELMSFORD | CM1 6GE | 49 | £2,878 |
| £465,000 | 01/04/2021 | S | | | 38 | JUBILEE AVENUE | BROOMFIELD | CHELMSFORD | CM1 7HE | 64 | £7,266 |
| £351,000 | 01/04/2021 | S | | | 10 | SKERRY RISE | | CHELMSFORD | CM1 4EG | 53 | £6,623 |
| £275,000 | 01/04/2021 | S | | | 4 | HOLMANS | BOREHAM | CHELMSFORD | CM3 3EY | 42 | £6,548 |
| £453,500 | 01/04/2021 | F | 29 | MIAMI HOUSE | | PRINCES ROAD | | CHELMSFORD | CM2 9GE | 79 | £5,741 |
| £567,000 | 01/04/2021 | D | | | 10 | THE LEEWAY | DANBURY | CHELMSFORD | CM3 4PS | 102 | £5,559 |
| £465,000 | 01/04/2021 | D | | | 4 | LONGMEAD AVENUE | GREAT BADDOW | CHELMSFORD | CM2 7EE | 86 | £5,407 |
| £493,348 | 01/04/2021 | S | 1 | PARK COTTAGES | | CHELMSFORD ROAD | GREAT WALTHAM | CHELMSFORD | CM3 1AQ | 97 | £5,086 |
| £256,000 | 01/04/2021 | F | | | 10 | MARY MUNNION QUARTER | | CHELMSFORD | CM2 9FT | 51 | £5,020 |
| £260,000 | 01/04/2021 | T | | | 25 | TIGHFIELD WALK | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZS | 52 | £5,000 |
| £715,000 | 01/04/2021 | D | | | 11 | BELL STREET | GREAT BADDOW | CHELMSFORD | CM2 7JR | 152 | £4,704 |
| £280,000 | 01/04/2021 | S | | | 15 | MALVERN CLOSE | | CHELMSFORD | CM1 2HL | 60 | £4,667 |
| £330,000 | 01/04/2021 | T | | | 104 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BA | 71 | £4,648 |
| £350,000 | 01/04/2021 | S | | | 14 | BEGONIA CLOSE | | CHELMSFORD | CM1 6NL | 76 | £4,605 |
| £395,000 | 01/04/2021 | S | | | 27 | BROOK HILL | LITTLE WALTHAM | CHELMSFORD | CM3 3LN | 87 | £4,540 |
| £380,000 | 01/04/2021 | S | | IVY COTTAGE | | RIFFHAMS LANE | DANBURY | CHELMSFORD | CM3 4DS | 84 | £4,524 |
| £345,000 | 01/04/2021 | T | | | 52 | RUSHLEYDALE | | CHELMSFORD | CM1 6JX | 77 | £4,481 |
| £465,000 | 01/04/2021 | S | | | 46 | WRITTLE ROAD | | CHELMSFORD | CM1 3BU | 104 | £4,471 |
| £654,000 | 01/04/2021 | D | | DOVEDALE | | SOUTHEND ROAD | HOWE GREEN | CHELMSFORD | CM2 7TE | 147 | £4,449 |
| £260,000 | 01/04/2021 | S | | | 3 | PINTOLLS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZB | 59 | £4,407 |
| £440,000 | 01/04/2021 | S | | | 13 | ABELL WAY | SPRINGFIELD | CHELMSFORD | CM2 6WU | 102 | £4,314 |
| £174,000 | 01/04/2021 | F | | | 26 | SHEARERS WAY | BOREHAM | CHELMSFORD | CM3 3AE | 41 | £4,244 |
| £292,000 | 01/04/2021 | S | | | 36 | TYTHE CLOSE | | CHELMSFORD | CM1 6SU | 72 | £4,056 |
| £210,000 | 01/04/2021 | F | | | 24 | DAWBERRY PLACE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZQ | 52 | £4,038 |
| £826,500 | 01/04/2021 | D | | | 2 | VICARAGE CLOSE | ROXWELL | CHELMSFORD | CM1 4LR | 205 | £4,032 |
| £130,000 | 01/04/2021 | F | | | 16 | SHEARERS WAY | BOREHAM | CHELMSFORD | CM3 3AE | 33 | £3,939 |
| £630,000 | 01/04/2021 | D | | | 8 | BRITTEN CRESCENT | | CHELMSFORD | CM2 7EP | 162 | £3,889 |
| £230,000 | 01/04/2021 | F | | | 11 | MONTFORT DRIVE | | CHELMSFORD | CM2 9FN | 60 | £3,833 |
| £221,000 | 01/04/2021 | F | | 147A | | BEELEIGH LINK | | CHELMSFORD | CM2 6PH | 60 | £3,683 |
| £405,000 | 01/04/2021 | D | | | 40 | CRAISTON WAY | | CHELMSFORD | CM2 8EB | 111 | £3,649 |
| £220,000 | 01/04/2021 | F | 3 | WHITE HOUSE, 2 | | SANDFORD ROAD | | CHELMSFORD | CM2 6FT | 61 | £3,607 |
| £220,000 | 01/04/2021 | F | 5 | WHITE HOUSE, 2 | | SANDFORD ROAD | | CHELMSFORD | CM2 6FT | 61 | £3,607 |
| £207,000 | 01/04/2021 | F | | | 8 | GOODIER ROAD | | CHELMSFORD | CM1 2GG | 60 | £3,450 |
| £190,000 | 01/04/2021 | F | 4 | WHITE HOUSE, 2 | | SANDFORD ROAD | | CHELMSFORD | CM2 6FT | 57 | £3,333 |
| £190,000 | 01/04/2021 | F | 6 | WHITE HOUSE, 2 | | SANDFORD ROAD | | CHELMSFORD | CM2 6FT | 57 | £3,333 |
| £280,000 | 01/04/2021 | T | | | 36 | SAWKINS AVENUE | | CHELMSFORD | CM2 9SE | 87 | £3,218 |
| £470,000 | 01/04/2021 | D | | | 157 | BEELEIGH LINK | | CHELMSFORD | CM2 6PH | 170 | £2,765 |
| £320,000 | 01/04/2021 | S | | | 12 | LONGMORE AVENUE | | CHELMSFORD | CM2 7NT | 124 | £2,581 |
| £299,995 | 06/04/2021 | S | | | 36 | HOLMANS | BOREHAM | CHELMSFORD | CM3 3EY | 58 | £5,172 |
| £320,000 | 06/04/2021 | T | | | 22 | LILY CLOSE | | CHELMSFORD | CM1 6YN | 66 | £4,848 |
| £460,000 | 06/04/2021 | T | | | 3 | CAMPBELL CLOSE | | CHELMSFORD | CM2 9BE | 101 | £4,554 |
| £450,000 | 06/04/2021 | S | | | 10 | LORDSHIP ROAD | WRITTLE | CHELMSFORD | CM1 3EH | 103 | £4,369 |
| £335,000 | 06/04/2021 | S | | | 108 | HILLSIDE GROVE | | CHELMSFORD | CM2 9DD | 83 | £4,036 |
| £265,000 | 06/04/2021 | T | | | 63 | FOREST DRIVE | | CHELMSFORD | CM1 2TT | 66 | £4,015 |

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|------------|------------|---|-------------------|-----------|-----|--------------------|-----------------------|------------|---------|-----|--------|
| £410,000 | 06/04/2021 | S | | | 55 | RAVENSBORNE DRIVE | | CHELMSFORD | CM1 2SL | 105 | £3,905 |
| £230,000 | 06/04/2021 | F | | | 23 | ABBOTTS PLACE | | CHELMSFORD | CM2 6RD | 62 | £3,710 |
| £600,000 | 06/04/2021 | D | THATCHED COTTAGE | | | WALTHAM ROAD | BOREHAM | CHELMSFORD | CM3 3AY | 178 | £3,371 |
| £610,000 | 07/04/2021 | D | | | 66 | FOURTH AVENUE | | CHELMSFORD | CM1 4HA | 102 | £5,980 |
| £460,000 | 07/04/2021 | S | | | 70 | BEECHES ROAD | | CHELMSFORD | CM1 2RX | 101 | £4,554 |
| £390,000 | 07/04/2021 | S | | | 17 | LEACH CLOSE | | CHELMSFORD | CM2 7DS | 87 | £4,483 |
| £305,000 | 07/04/2021 | T | | | 77 | BRENT AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SG | 69 | £4,420 |
| £225,000 | 07/04/2021 | F | | | 24 | BURGHLEY WAY | | CHELMSFORD | CM2 9LQ | 52 | £4,327 |
| £191,000 | 07/04/2021 | F | FLAT 6 | 6A | | BROOMFIELD ROAD | | CHELMSFORD | CM1 1SN | 45 | £4,244 |
| £350,000 | 07/04/2021 | T | | | 37 | RECTORY LANE | | CHELMSFORD | CM1 1RE | 86 | £4,070 |
| £300,000 | 07/04/2021 | T | | | 12 | HILL ROAD | | CHELMSFORD | CM2 6HW | 75 | £4,000 |
| £440,000 | 07/04/2021 | D | | | 2 | THE LAURELS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LH | 121 | £3,636 |
| £440,000 | 07/04/2021 | T | | | 77 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GU | 158 | £2,785 |
| £1,380,000 | 08/04/2021 | D | | | 8 | LITCHBOROUGH PARK | LITTLE BADDOW | CHELMSFORD | CM3 4UJ | 238 | £5,798 |
| £1,280,000 | 08/04/2021 | S | MOOR HALL COTTAGE | | | | NEWNEY GREEN | CHELMSFORD | CM1 3SE | 256 | £5,000 |
| £317,000 | 08/04/2021 | D | | | 41 | VIOLET CLOSE | | CHELMSFORD | CM1 6XG | 70 | £4,529 |
| £398,000 | 08/04/2021 | S | | | 105 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6GJ | 89 | £4,472 |
| £320,000 | 08/04/2021 | T | | | 16 | ROSE GLEN | | CHELMSFORD | CM2 9EN | 72 | £4,444 |
| £320,000 | 08/04/2021 | D | | | 62 | HALLOWELL DOWN | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FS | 72 | £4,444 |
| £297,000 | 08/04/2021 | T | | | 49 | BISHOP ROAD | | CHELMSFORD | CM1 1PY | 76 | £3,908 |
| £467,650 | 08/04/2021 | D | | | 39 | HONEY CLOSE | | CHELMSFORD | CM2 9SP | 130 | £3,597 |
| £200,000 | 08/04/2021 | F | 25 | BIRK BECK | | WINDRUSH DRIVE | | CHELMSFORD | CM1 7QR | 63 | £3,175 |
| £680,000 | 08/04/2021 | T | 1 | THE KEYS | | BOYTON CROSS LANE | ROXWELL | CHELMSFORD | CM1 4LE | 352 | £1,932 |
| £173,500 | 09/04/2021 | F | | | 178 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0AY | 30 | £5,783 |
| £435,000 | 09/04/2021 | T | | | 7 | CHANCERY PLACE | WRITTLE | CHELMSFORD | CM1 3DY | 81 | £5,370 |
| £330,000 | 09/04/2021 | S | ENDICOT | | | CHURCH ROAD | BOREHAM | CHELMSFORD | CM3 3EP | 66 | £5,000 |
| £355,000 | 09/04/2021 | T | | | 21 | MARLBOROUGH ROAD | | CHELMSFORD | CM2 0JR | 72 | £4,931 |
| £275,000 | 09/04/2021 | T | | | 11 | ARWEN GROVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZJ | 56 | £4,911 |
| £250,000 | 09/04/2021 | T | | | 25 | THE STREET | GALLEYWOOD | CHELMSFORD | CM2 8QL | 54 | £4,630 |
| £500,000 | 09/04/2021 | D | | | 7 | MARSTON BECK | SPRINGFIELD | CHELMSFORD | CM2 6RL | 108 | £4,630 |
| £635,000 | 09/04/2021 | D | | | 9 | ACRES END | | CHELMSFORD | CM1 2XR | 139 | £4,568 |
| £400,000 | 09/04/2021 | D | | | 28 | PLANTATION ROAD | BOREHAM | CHELMSFORD | CM3 3EA | 90 | £4,444 |
| £249,995 | 09/04/2021 | S | | | 96 | CULVER RISE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WG | 57 | £4,386 |
| £113,500 | 09/04/2021 | F | | | 43 | BURGESS FIELD | CHELMER VILLAGE | CHELMSFORD | CM2 6TR | 26 | £4,365 |
| £400,000 | 09/04/2021 | S | | | 11 | HEDGECOCK LINK | BROOMFIELD | CHELMSFORD | CM1 7FL | 92 | £4,348 |
| £435,000 | 09/04/2021 | S | | | 40 | BADEN POWELL CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7GA | 102 | £4,265 |
| £260,000 | 09/04/2021 | D | | | 43 | ALDRIDGE CLOSE | | CHELMSFORD | CM2 6QG | 61 | £4,262 |
| £317,000 | 09/04/2021 | T | | | 17 | EDDY DOWNS | | CHELMSFORD | CM1 4FH | 76 | £4,171 |
| £382,000 | 09/04/2021 | S | | | 6 | MILLFIELDS | DANBURY | CHELMSFORD | CM3 4LE | 92 | £4,152 |
| £318,000 | 09/04/2021 | S | | | 56 | HAMBERTS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TU | 77 | £4,130 |
| £575,000 | 09/04/2021 | S | WILLOWS | | | CHURCH ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UQ | 141 | £4,078 |
| £300,000 | 09/04/2021 | T | | | 33 | MURRELL LOCK | | CHELMSFORD | CM2 6SW | 74 | £4,054 |
| £360,000 | 09/04/2021 | D | | | 40 | DOWNLEAZE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SN | 90 | £4,000 |
| £395,000 | 09/04/2021 | D | | | 21 | GIMLI WATCH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LD | 99 | £3,990 |
| £196,000 | 09/04/2021 | F | | | 90 | TALLOW GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 54 | £3,630 |
| £450,000 | 09/04/2021 | S | | | 2 | HEATH DRIVE | | CHELMSFORD | CM2 9HD | 125 | £3,600 |
| £150,000 | 09/04/2021 | F | | | 42 | SPRING RISE | | CHELMSFORD | CM2 8SH | 42 | £3,571 |
| £350,000 | 09/04/2021 | T | | | 328 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9LJ | 99 | £3,535 |
| £198,000 | 09/04/2021 | F | | | 10 | CHILTERN CLOSE | | CHELMSFORD | CM1 2GJ | 58 | £3,414 |

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|----------|------------|---|--------|--------------------|---------------|------------------------|-----------------------|------------|---------|-----|--------|
| £425,000 | 09/04/2021 | T | | | 22 | MONTFORT DRIVE | | CHELMSFORD | CM2 9FN | 126 | £3,373 |
| £448,650 | 09/04/2021 | S | | | 72 | LONGACRE | | CHELMSFORD | CM1 3BJ | 135 | £3,323 |
| £223,000 | 09/04/2021 | T | | | 97 | WEST AVENUE | | CHELMSFORD | CM1 2DD | 68 | £3,279 |
| £281,500 | 09/04/2021 | T | | | 21 | TRENT ROAD | | CHELMSFORD | CM1 2LG | 93 | £3,027 |
| £600,000 | 09/04/2021 | D | | | 4 | FITZWALTER PLACE | | CHELMSFORD | CM1 2LX | 210 | £2,857 |
| £340,000 | 09/04/2021 | T | | | 95 | MOULSHAM STREET | | CHELMSFORD | CM2 0JF | 126 | £2,698 |
| £860,000 | 12/04/2021 | D | | | 9 | WESTFIELD AVENUE | | CHELMSFORD | CM1 1SF | 187 | £4,599 |
| £338,000 | 12/04/2021 | T | | | 8 | BARNARD ROAD | | CHELMSFORD | CM2 8RR | 83 | £4,072 |
| £370,000 | 12/04/2021 | S | | | 59 | WALLASEA GARDENS | | CHELMSFORD | CM1 6JY | 98 | £3,776 |
| £167,000 | 12/04/2021 | F | | | 48 | PETUNIA CRESCENT | | CHELMSFORD | CM1 6YP | 45 | £3,711 |
| £250,000 | 12/04/2021 | F | | | 106 | HARBERD TYE | | CHELMSFORD | CM2 9GJ | 68 | £3,676 |
| £212,500 | 12/04/2021 | F | | | 73 | TAMAR RISE | | CHELMSFORD | CM1 7QL | 58 | £3,664 |
| £550,000 | 12/04/2021 | D | | | 18 | ANVIL WAY | SPRINGFIELD | CHELMSFORD | CM1 6SZ | 188 | £2,926 |
| £515,000 | 13/04/2021 | D | | | 1 | THE CRESCENT | LITTLE LEIGHS | CHELMSFORD | CM3 1LY | 81 | £6,358 |
| £640,000 | 13/04/2021 | D | | LAURELS | | THE RIDGE | LITTLE BADDOW | CHELMSFORD | CM3 4RT | 103 | £6,214 |
| £605,000 | 13/04/2021 | S | | | 6 | SECOND AVENUE | | CHELMSFORD | CM1 4EU | 129 | £4,690 |
| £460,000 | 13/04/2021 | D | | | 35 | MANSFIELDS | WRITTLE | CHELMSFORD | CM1 3NH | 101 | £4,554 |
| £156,000 | 13/04/2021 | F | | | 3 | TALLOW GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 40 | £3,900 |
| £184,000 | 14/04/2021 | F | | | 100 | BURGESS FIELD | CHELMER VILLAGE | CHELMSFORD | CM2 6UE | 40 | £4,600 |
| £167,500 | 14/04/2021 | F | | 38A | | FOX CRESCENT | | CHELMSFORD | CM1 2BH | 38 | £4,408 |
| £292,000 | 14/04/2021 | T | | | 59 | SHEPPARD DRIVE | | CHELMSFORD | CM2 6QE | 68 | £4,294 |
| £380,000 | 14/04/2021 | S | | | 31 | LABURNUM DRIVE | | CHELMSFORD | CM2 9NR | 90 | £4,222 |
| £250,000 | 14/04/2021 | T | | | 33 | BUCKLEBURY HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 60 | £4,167 |
| £520,000 | 14/04/2021 | D | | | 27 | FENNIELDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RZ | 140 | £3,714 |
| £375,000 | 14/04/2021 | T | | 14 | DERWENT COURT | HOBART CLOSE | | CHELMSFORD | CM1 2FN | 110 | £3,409 |
| £260,000 | 15/04/2021 | F | | 1 | TYRELL LODGE | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6JA | 63 | £4,127 |
| £890,000 | 15/04/2021 | D | | | 10 | BILLERS CHASE | SPRINGFIELD | CHELMSFORD | CM1 6BD | 223 | £3,991 |
| £325,000 | 15/04/2021 | T | | | 3 | ST JOHNS ROAD | | CHELMSFORD | CM2 9PD | 86 | £3,779 |
| £345,000 | 15/04/2021 | T | | | 61 | MAIN ROAD | DANBURY | CHELMSFORD | CM3 4DJ | 107 | £3,224 |
| £315,000 | 16/04/2021 | S | | | 2 | SKERRY RISE | | CHELMSFORD | CM1 4EG | 47 | £6,702 |
| £515,000 | 16/04/2021 | D | | | 21 | DUNMORE ROAD | | CHELMSFORD | CM2 6RY | 97 | £5,309 |
| £463,000 | 16/04/2021 | D | | | 26 | CARTWRIGHT WALK | | CHELMSFORD | CM2 6UJ | 94 | £4,926 |
| £390,000 | 16/04/2021 | S | | | 2 | CHILTON CLOSE | | CHELMSFORD | CM2 9TU | 80 | £4,875 |
| £440,000 | 16/04/2021 | S | | | 49 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9DR | 94 | £4,681 |
| £210,000 | 16/04/2021 | T | | | 34 | ALBERT ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LS | 45 | £4,667 |
| £235,000 | 16/04/2021 | T | | | 22 | CARISBROOKE DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LT | 51 | £4,608 |
| £510,000 | 16/04/2021 | S | | | 11 | SEVENTH AVENUE | | CHELMSFORD | CM1 4EE | 114 | £4,474 |
| £320,000 | 16/04/2021 | S | | | 51 | CANDYTUFT ROAD | SPRINGFIELD | CHELMSFORD | CM1 6YS | 72 | £4,444 |
| £345,000 | 16/04/2021 | S | | | 69 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7BU | 79 | £4,367 |
| £492,500 | 16/04/2021 | D | | | 11 | EMBERSON CROFT | | CHELMSFORD | CM1 4FD | 118 | £4,174 |
| £333,500 | 16/04/2021 | F | FLAT 2 | KENWOOD HOUSE, 213 | | NEW LONDON ROAD | | CHELMSFORD | CM2 0AJ | 80 | £4,169 |
| £312,500 | 16/04/2021 | T | | | 40 | CRAMPHORN WALK | | CHELMSFORD | CM1 2RE | 84 | £3,720 |
| £570,000 | 16/04/2021 | T | | | 16 | WILFRED WATERMAN DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6AZ | 157 | £3,631 |
| £350,000 | 16/04/2021 | D | | | 134 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 98 | £3,571 |
| £290,000 | 16/04/2021 | S | | | 30 | OSPREY WAY | | CHELMSFORD | CM2 8AP | 90 | £3,222 |
| £435,000 | 16/04/2021 | F | | | 47 | WHARF ROAD | | CHELMSFORD | CM2 6FS | 136 | £3,199 |
| £535,000 | 16/04/2021 | S | | | 45 | PARTRIDGE AVENUE | | CHELMSFORD | CM1 4JG | 170 | £3,147 |
| £265,000 | 16/04/2021 | S | | | 27 | SAVERNAKE ROAD | | CHELMSFORD | CM1 2TJ | 85 | £3,118 |
| £155,000 | 16/04/2021 | F | | | 124 | WOOD STREET | | CHELMSFORD | CM2 8BL | 51 | £3,039 |

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|------------|------------|---|---------------------|-----|-------------------------|-----------------------|------------|---------|-----|---------|
| £545,000 | 17/04/2021 | D | | 7 | GORDON CARLTON GARDENS | SPRINGFIELD | CHELMSFORD | CM1 6AY | 152 | £3,586 |
| £2,350,000 | 19/04/2021 | D | MILL LODGE | | GAY BOWERS LANE | DANBURY | CHELMSFORD | CM3 4FJ | 340 | £6,912 |
| £450,000 | 19/04/2021 | S | | 15 | KINGSTON CRESCENT | | CHELMSFORD | CM2 6DN | 98 | £4,592 |
| £625,000 | 19/04/2021 | D | | 23 | SANDFORD MILL ROAD | | CHELMSFORD | CM2 6NS | 139 | £4,496 |
| £497,000 | 19/04/2021 | D | | 36 | ANCHOR REACH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GS | 121 | £4,107 |
| £356,000 | 19/04/2021 | T | | 7 | NEW ENGLAND CLOSE | BICKNACRE | CHELMSFORD | CM3 4XA | 98 | £3,633 |
| £375,000 | 19/04/2021 | S | | 22 | WHITEHOUSE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PF | 127 | £2,953 |
| £255,000 | 20/04/2021 | S | | 11 | SPENCER COURT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WQ | 50 | £5,100 |
| £285,500 | 20/04/2021 | T | | 35 | ORANGE TREE CLOSE | | CHELMSFORD | CM2 9ND | 56 | £5,098 |
| £280,000 | 20/04/2021 | T | | 101 | LIME WALK | | CHELMSFORD | CM2 9NJ | 69 | £4,058 |
| £510,000 | 20/04/2021 | D | | 19 | SUTTON MEAD | | CHELMSFORD | CM2 6QB | 130 | £3,923 |
| £162,000 | 20/04/2021 | T | | 40 | BEADLE WAY | GREAT LEIGHS | CHELMSFORD | CM3 1RT | 60 | £2,700 |
| £257,000 | 20/04/2021 | T | | 66 | PRYORS ROAD | GALLEYWOOD | CHELMSFORD | CM2 8SA | 111 | £2,315 |
| £400,000 | 21/04/2021 | D | | 12 | WHITMEAD | BROOMFIELD | CHELMSFORD | CM1 7YB | 70 | £5,714 |
| £350,000 | 21/04/2021 | S | | 120 | BADDOW HALL CRESCENT | | CHELMSFORD | CM2 7BU | 65 | £5,385 |
| £340,000 | 21/04/2021 | T | | 18 | WALLASEA GARDENS | | CHELMSFORD | CM1 6JZ | 93 | £3,656 |
| £295,000 | 22/04/2021 | T | | 4 | ARBOUR LANE | | CHELMSFORD | CM1 7RG | 47 | £6,277 |
| £670,000 | 22/04/2021 | D | | 72 | PATCHING HALL LANE | | CHELMSFORD | CM1 4DB | 116 | £5,776 |
| £370,000 | 22/04/2021 | T | | 27 | DARRELL CLOSE | | CHELMSFORD | CM1 4EL | 92 | £4,022 |
| £382,500 | 22/04/2021 | D | | 36 | MITCHELL WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PJ | 100 | £3,825 |
| £310,000 | 22/04/2021 | T | | 42 | CHARNWOOD AVENUE | | CHELMSFORD | CM1 2TQ | 83 | £3,735 |
| £510,000 | 22/04/2021 | D | | 21 | GABLEFIELDS | SANDON | CHELMSFORD | CM2 7SP | 151 | £3,377 |
| £630,000 | 22/04/2021 | D | | 35 | BRICKBARN | GREAT LEIGHS | CHELMSFORD | CM3 1JJ | 197 | £3,198 |
| £270,000 | 22/04/2021 | F | | 55 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0AZ | 87 | £3,103 |
| £98,000 | 22/04/2021 | F | 36 NEWCOMBE COURT | | BURGESS SPRINGS | | CHELMSFORD | CM1 1QN | 47 | £2,085 |
| £625,000 | 23/04/2021 | D | | 51 | BANCROFTS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UG | N/A | #VALUE! |
| £1,550,000 | 23/04/2021 | D | LONGLANDS FARM | | BOREHAM ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1PR | 218 | £7,110 |
| £270,000 | 23/04/2021 | T | | 10 | BLACKSMITH CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6SY | 52 | £5,192 |
| £275,000 | 23/04/2021 | T | | 15 | PALMERS CROFT | | CHELMSFORD | CM2 6SR | 54 | £5,093 |
| £390,000 | 23/04/2021 | S | 9 WOODSIDE COTTAGES | | NATHANS LANE | EDNEY COMMON | CHELMSFORD | CM1 3RD | 77 | £5,065 |
| £200,000 | 23/04/2021 | S | | 96 | BROCKENHURST WAY | BICKNACRE | CHELMSFORD | CM3 4XW | 41 | £4,878 |
| £370,000 | 23/04/2021 | D | | 64 | HENNIKER GATE | | CHELMSFORD | CM2 6SB | 78 | £4,744 |
| £282,500 | 23/04/2021 | S | | 18 | CHURCH LANE | SPRINGFIELD | CHELMSFORD | CM1 7SG | 60 | £4,708 |
| £340,000 | 23/04/2021 | T | | 9 | ROSE GLEN | | CHELMSFORD | CM2 9EN | 73 | £4,658 |
| £470,000 | 23/04/2021 | D | | 14 | SUTTON MEAD | | CHELMSFORD | CM2 6QB | 101 | £4,653 |
| £260,000 | 23/04/2021 | T | | 62 | MELVILLE HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FX | 56 | £4,643 |
| £345,000 | 23/04/2021 | S | | 60 | BONINGTON CHASE | | CHELMSFORD | CM1 6GB | 75 | £4,600 |
| £460,000 | 23/04/2021 | S | 6 SHIP COTTAGES | | STOCK ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8LA | 101 | £4,554 |
| £295,500 | 23/04/2021 | T | | 26 | ST ANTHONYS DRIVE | | CHELMSFORD | CM2 9EH | 70 | £4,221 |
| £205,000 | 23/04/2021 | F | | 4 | EARLSFIELD DRIVE | | CHELMSFORD | CM2 6SX | 50 | £4,100 |
| £335,000 | 23/04/2021 | S | 409A | | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6AW | 83 | £4,036 |
| £406,500 | 23/04/2021 | D | | 21 | PORTERS PARK | BOREHAM | CHELMSFORD | CM3 3BH | 103 | £3,947 |
| £298,000 | 23/04/2021 | T | | 101 | SPRINGFIELD PARK AVENUE | | CHELMSFORD | CM2 6EW | 76 | £3,921 |
| £300,000 | 23/04/2021 | S | EAST WARREN COTTAGE | | ROXWELL ROAD | WRITTLE | CHELMSFORD | CM1 3RU | 79 | £3,797 |
| £360,000 | 23/04/2021 | S | | 63 | HEATH DRIVE | | CHELMSFORD | CM2 9HF | 95 | £3,789 |
| £295,000 | 23/04/2021 | T | | 7 | SCOTTS WALK | | CHELMSFORD | CM1 2HB | 84 | £3,512 |
| £290,000 | 23/04/2021 | T | | 5 | TYRELLS WAY | GREAT BADDOW | CHELMSFORD | CM2 7DP | 83 | £3,494 |
| £200,000 | 23/04/2021 | F | | 86 | CHELMER ROAD | | CHELMSFORD | CM2 6AB | 59 | £3,390 |
| £90,000 | 23/04/2021 | F | | 46 | NASH DRIVE | BROOMFIELD | CHELMSFORD | CM1 7BG | 44 | £2,045 |

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|------------|------------|---|--------------|---------------------------------------|-----------------------|------------|---------|-----|---------|
| £325,000 | 23/04/2021 | S | HAVEN | MAIN ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8DP | 161 | £2,019 |
| £445,000 | 26/04/2021 | S | | 80 REDMAYNE DRIVE | | CHELMSFORD | CM2 9AG | 57 | £7,807 |
| £307,000 | 26/04/2021 | F | | 3 BOND STREET | | CHELMSFORD | CM1 1GD | 63 | £4,873 |
| £355,000 | 26/04/2021 | S | | 22 COWLIN MEAD | | CHELMSFORD | CM1 4FJ | 78 | £4,551 |
| £395,000 | 26/04/2021 | D | | 158 ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NX | 93 | £4,247 |
| £242,000 | 26/04/2021 | F | | 42 MONTFORT DRIVE | | CHELMSFORD | CM2 9FN | 60 | £4,033 |
| £330,000 | 26/04/2021 | S | | 4 STUART CLOSE | | CHELMSFORD | CM2 7AR | 83 | £3,976 |
| £435,000 | 26/04/2021 | T | | 5 PERRY HILL | | CHELMSFORD | CM1 7RD | 110 | £3,955 |
| £325,000 | 26/04/2021 | T | | 245 BADDOW ROAD | | CHELMSFORD | CM2 7QA | 83 | £3,916 |
| £205,000 | 26/04/2021 | F | | 181 WAVENEY DRIVE | | CHELMSFORD | CM1 7QD | 56 | £3,661 |
| £215,000 | 26/04/2021 | F | | 39 HAIG COURT | | CHELMSFORD | CM2 0BH | 60 | £3,583 |
| £510,000 | 27/04/2021 | D | | 24 PARK AVENUE | | CHELMSFORD | CM1 2AA | 86 | £5,930 |
| £260,000 | 27/04/2021 | T | | 30 CHESTER PLACE | | CHELMSFORD | CM1 4NQ | 48 | £5,417 |
| £620,000 | 27/04/2021 | D | | 8 PURCELL COLE | WRITTLE | CHELMSFORD | CM1 3NB | 131 | £4,733 |
| £479,995 | 27/04/2021 | D | | 104 SWISS AVENUE | | CHELMSFORD | CM1 2AF | 109 | £4,404 |
| £360,000 | 27/04/2021 | T | | 2 GROVE ROAD | | CHELMSFORD | CM2 0EY | 91 | £3,956 |
| £310,000 | 27/04/2021 | T | | 32 LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3LS | 84 | £3,690 |
| £295,000 | 28/04/2021 | S | | 35 RUBENS GATE | | CHELMSFORD | CM1 6GW | 52 | £5,673 |
| £325,000 | 28/04/2021 | S | | 18 JEFFERY ROAD | | CHELMSFORD | CM2 7BZ | 70 | £4,643 |
| £310,000 | 28/04/2021 | T | | 7 WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 70 | £4,429 |
| £390,000 | 28/04/2021 | S | | 2 BADDOW PLACE AVENUE | | CHELMSFORD | CM2 7JN | 94 | £4,149 |
| £420,000 | 28/04/2021 | D | | 16 CORNFIELDS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UD | 114 | £3,684 |
| £550,000 | 28/04/2021 | D | | 22 CORNWALLIS DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YE | 180 | £3,056 |
| £740,000 | 28/04/2021 | T | | 13 ARLINGTON SQUARE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7BF | 261 | £2,835 |
| £268,000 | 29/04/2021 | F | FLAT 5 | KENWOOD HOUSE, 213 NEW LONDON ROAD | | CHELMSFORD | CM2 0AJ | 51 | £5,255 |
| £253,500 | 29/04/2021 | S | | 21 COLLINGWOOD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YB | 53 | £4,783 |
| £315,000 | 29/04/2021 | D | | 29 HAWKWOOD CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TR | 66 | £4,773 |
| £248,000 | 29/04/2021 | F | | 47 HARDY CLOSE | | CHELMSFORD | CM1 1AE | 55 | £4,509 |
| £285,000 | 29/04/2021 | F | | 102 WATSON HEIGHTS | | CHELMSFORD | CM1 1AF | 72 | £3,958 |
| £392,000 | 29/04/2021 | D | | 22 ELLIOT CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YN | 101 | £3,881 |
| £335,000 | 29/04/2021 | D | | 73 RODING LEIGH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JZ | 89 | £3,764 |
| £292,000 | 29/04/2021 | T | | 172 UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BB | 79 | £3,696 |
| £270,000 | 29/04/2021 | T | | 23 PRYORS ROAD | GALLEYWOOD | CHELMSFORD | CM2 8SA | 79 | £3,418 |
| £415,000 | 29/04/2021 | D | | 53 RODING LEIGH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JZ | 124 | £3,347 |
| £1,025,000 | 29/04/2021 | D | TILEHURST | LONDON ROAD | WIDFORD | CHELMSFORD | CM2 8TF | 343 | £2,988 |
| £80,000 | 30/04/2021 | F | | 3 DAISY COURT | | CHELMSFORD | CM1 6QU | N/A | #VALUE! |
| £475,000 | 30/04/2021 | D | | 111 PETUNIA CRESCENT | | CHELMSFORD | CM1 6YR | 87 | £5,460 |
| £359,000 | 30/04/2021 | T | | 7 QUEEN STREET | | CHELMSFORD | CM2 0JS | 68 | £5,279 |
| £305,000 | 30/04/2021 | S | | 22 SALTCOATS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LE | 58 | £5,259 |
| £320,000 | 30/04/2021 | T | | 35 LUCAS AVENUE | | CHELMSFORD | CM2 9JL | 65 | £4,923 |
| £426,500 | 30/04/2021 | D | | 34 BRITTEN CRESCENT | | CHELMSFORD | CM2 7ER | 87 | £4,902 |
| £170,000 | 30/04/2021 | F | | 45 HOMEMEAD | GALLEYWOOD | CHELMSFORD | CM2 8SN | 35 | £4,857 |
| £1,215,750 | 30/04/2021 | D | THE RIDINGS | THE COMMON | GALLEYWOOD | CHELMSFORD | CM2 8JX | 252 | £4,824 |
| £700,000 | 30/04/2021 | D | GRANGE LODGE | EAST HANNINGFIELD ROAD | SANDON | CHELMSFORD | CM2 7TP | 146 | £4,795 |
| £220,000 | 30/04/2021 | F | | 23 MARCONI ROAD | | CHELMSFORD | CM1 1LR | 46 | £4,783 |
| £545,000 | 30/04/2021 | D | | 4 SILVESTER WAY | SPRINGFIELD | CHELMSFORD | CM2 6YZ | 114 | £4,781 |
| £425,000 | 30/04/2021 | S | | 213 ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NS | 90 | £4,722 |
| £367,500 | 30/04/2021 | T | | 13 WATERHOUSE STREET | | CHELMSFORD | CM1 2TY | 81 | £4,537 |
| £512,500 | 30/04/2021 | D | | 10 CHUZZLEWIT DRIVE | | CHELMSFORD | CM1 4XQ | 113 | £4,535 |

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| £327,000 | 30/04/2021 | D | | 10 | WEBB CLOSE | SPRINGFIELD | CHELMSFORD | CM2 6GQ | 73 | £4,479 |
| £319,000 | 30/04/2021 | S | | 36 | KINGS ROAD | | CHELMSFORD | CM1 4HP | 72 | £4,431 |
| £320,000 | 30/04/2021 | F | | 133 | WHARF ROAD | | CHELMSFORD | CM2 6FS | 73 | £4,384 |
| £525,000 | 30/04/2021 | S | | 36 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DJ | 120 | £4,375 |
| £335,000 | 30/04/2021 | T | | 37 | PINES ROAD | | CHELMSFORD | CM1 2EY | 78 | £4,295 |
| £295,000 | 30/04/2021 | F | | 38 | LOCKSIDE MARINA | | CHELMSFORD | CM2 6HF | 70 | £4,214 |
| £139,000 | 30/04/2021 | F | | 1 | BELVAWNEY CLOSE | | CHELMSFORD | CM1 4YR | 33 | £4,212 |
| £330,000 | 30/04/2021 | D | | 10 | LETTONS CHASE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GB | 81 | £4,074 |
| £190,000 | 30/04/2021 | F | | 88 | TALLOW GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 47 | £4,043 |
| £390,000 | 30/04/2021 | S | | 170 | WATCHOUSE ROAD | GALLEYWOOD | CHELMSFORD | CM2 8NF | 98 | £3,980 |
| £455,000 | 30/04/2021 | S | 1B | | SECOND AVENUE | | CHELMSFORD | CM1 4ET | 115 | £3,957 |
| £215,000 | 30/04/2021 | F | | 58 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GH | 55 | £3,909 |
| £163,000 | 30/04/2021 | F | | 61 | CHESTER PLACE | | CHELMSFORD | CM1 4NQ | 42 | £3,881 |
| £340,000 | 30/04/2021 | S | | 113 | GOSHAWK DRIVE | | CHELMSFORD | CM2 8XP | 88 | £3,864 |
| £430,000 | 30/04/2021 | S | | 62 | WEST HANNINGFIELD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8HL | 112 | £3,839 |
| £362,000 | 30/04/2021 | D | | 40 | LYNDHURST DRIVE | BICKNACRE | CHELMSFORD | CM3 4XL | 96 | £3,771 |
| £640,000 | 30/04/2021 | D | CHATHAM HALL LODGE | | BRAINTREE ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3LB | 171 | £3,743 |
| £427,000 | 30/04/2021 | T | | 6 | FALCONS MEAD | | CHELMSFORD | CM2 0NN | 115 | £3,713 |
| £200,000 | 30/04/2021 | S | | 82 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 54 | £3,704 |
| £277,500 | 30/04/2021 | F | | 1 | OAT LEYS | | CHELMSFORD | CM1 4FF | 75 | £3,700 |
| £165,000 | 30/04/2021 | F | | 28 | DOCKWRA LANE | DANBURY | CHELMSFORD | CM3 4RQ | 45 | £3,667 |
| £205,000 | 30/04/2021 | F | | 171 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GW | 56 | £3,661 |
| £380,000 | 30/04/2021 | S | 7 SHIP COTTAGES | | STOCK ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8LA | 105 | £3,619 |
| £350,000 | 30/04/2021 | S | | 39 | PICKWICK AVENUE | | CHELMSFORD | CM1 4UR | 99 | £3,535 |
| £625,000 | 30/04/2021 | S | | 62 | THIRD AVENUE | | CHELMSFORD | CM1 4EY | 181 | £3,453 |
| £465,000 | 30/04/2021 | D | | 33 | GOLD BERRY MEAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WT | 137 | £3,394 |
| £173,000 | 30/04/2021 | F | | 11 | CLEMATIS TYE | | CHELMSFORD | CM1 6GL | 51 | £3,392 |
| £897,500 | 30/04/2021 | D | | 396 | BADDOW ROAD | | CHELMSFORD | CM2 9RA | 265 | £3,387 |
| £218,000 | 30/04/2021 | F | | 187 | ROOKES CRESCENT | | CHELMSFORD | CM1 3GN | 68 | £3,206 |
| £490,000 | 30/04/2021 | D | | 55 | QUILP DRIVE | | CHELMSFORD | CM1 4YD | 155 | £3,161 |
| £205,000 | 30/04/2021 | F | | 16 | MEDWAY CLOSE | | CHELMSFORD | CM1 2LH | 71 | £2,887 |
| £1,485,000 | 04/05/2021 | D | THE BREW HOUSE | | GRACES LANE | LITTLE BADDOW | CHELMSFORD | CM3 4AY | N/A | #VALUE! |
| £327,500 | 04/05/2021 | S | | 23 | KINGS ROAD | | CHELMSFORD | CM1 4HR | 77 | £4,253 |
| £415,000 | 04/05/2021 | D | | 36 | RAPHAEL DRIVE | | CHELMSFORD | CM1 6FX | 101 | £4,109 |
| £550,000 | 04/05/2021 | S | | 4 | WILLIAM PORTER CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6AN | 154 | £3,571 |
| £343,000 | 04/05/2021 | T | | 53 | AVON ROAD | | CHELMSFORD | CM1 2JX | 101 | £3,396 |
| £317,500 | 04/05/2021 | S | | 110 | WRITTLE ROAD | | CHELMSFORD | CM1 3BT | 107 | £2,967 |
| £150,000 | 04/05/2021 | F | | 1 | BEEHIVE LANE | | CHELMSFORD | CM2 9SU | 57 | £2,632 |
| £83,250 | 04/05/2021 | F | 13 PRIMULA COURT | | PRIMROSE HILL | | CHELMSFORD | CM1 2FZ | 74 | £1,125 |
| £395,000 | 05/05/2021 | S | | 81 | BEEHIVE LANE | | CHELMSFORD | CM2 9TJ | 90 | £4,389 |
| £745,000 | 05/05/2021 | S | HIGHBURY, 171 | | WOOD STREET | | CHELMSFORD | CM2 8BJ | 189 | £3,942 |
| £300,000 | 05/05/2021 | T | | 144 | BADDOW ROAD | | CHELMSFORD | CM2 9QW | 78 | £3,846 |
| £365,000 | 06/05/2021 | S | 3 RETTENDON PLACE COTTAGES | | MAIN ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8DR | 65 | £5,615 |
| £650,000 | 06/05/2021 | D | | 58 | CHURCH STREET | GREAT BADDOW | CHELMSFORD | CM2 7JE | 118 | £5,508 |
| £545,000 | 06/05/2021 | S | | 30 | DANBURY PALACE DRIVE | DANBURY | CHELMSFORD | CM3 4FA | 117 | £4,658 |
| £145,500 | 06/05/2021 | F | | 30 | CHURCHILL RISE | | CHELMSFORD | CM1 6FD | 48 | £3,031 |
| £417,000 | 07/05/2021 | D | | 1 | PASTON CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UA | N/A | #VALUE! |
| £460,000 | 07/05/2021 | S | | 32 | MILLFIELDS | WRITTLE | CHELMSFORD | CM1 3LP | 88 | £5,227 |
| £315,000 | 07/05/2021 | S | | 16 | BOUNDERBY GROVE | | CHELMSFORD | CM1 4XW | 61 | £5,164 |

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|----------|------------|---|--------------------|---------------|-----------------------|-----------------------|------------|---------|-----|--------|
| £275,000 | 07/05/2021 | T | | 12 | ASHTON PLACE | | CHELMSFORD | CM2 6ST | 58 | £4,741 |
| £298,000 | 07/05/2021 | T | | 18 | GILSON CLOSE | | CHELMSFORD | CM2 6XD | 64 | £4,656 |
| £232,000 | 07/05/2021 | F | | 82 | STAPLEFORD CLOSE | | CHELMSFORD | CM2 0QX | 50 | £4,640 |
| £425,000 | 07/05/2021 | D | | 102 | BEELEIGH LINK | | CHELMSFORD | CM2 6RG | 97 | £4,381 |
| £286,000 | 07/05/2021 | T | | 83 | LUPIN DRIVE | | CHELMSFORD | CM1 6YJ | 66 | £4,333 |
| £390,000 | 07/05/2021 | D | | 9 | THE CHASE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PN | 91 | £4,286 |
| £607,000 | 07/05/2021 | D | KNAVESMIRE | | LOVES GREEN | HIGHWOOD | CHELMSFORD | CM1 3QH | 145 | £4,186 |
| £385,000 | 07/05/2021 | S | | 6 | NEW ROAD | GREAT BADDOW | CHELMSFORD | CM2 7QT | 92 | £4,185 |
| £375,000 | 07/05/2021 | S | | 53 | PENTLAND AVENUE | | CHELMSFORD | CM1 4AY | 90 | £4,167 |
| £180,000 | 07/05/2021 | F | | 46 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 51 | £3,529 |
| £300,000 | 07/05/2021 | T | | 12 | SKYLARK WALK | | CHELMSFORD | CM2 8BB | 86 | £3,488 |
| £218,000 | 07/05/2021 | F | | 46 | VICTORIA COURT | | CHELMSFORD | CM1 1GP | 63 | £3,460 |
| £310,000 | 07/05/2021 | S | | 45 | WRITTLE ROAD | | CHELMSFORD | CM1 3BS | 95 | £3,263 |
| £280,000 | 07/05/2021 | S | | 8 | TRENT ROAD | | CHELMSFORD | CM1 2LQ | 86 | £3,256 |
| £271,200 | 07/05/2021 | T | | 13 | RUTLAND ROAD | | CHELMSFORD | CM1 4BL | 86 | £3,153 |
| £340,000 | 07/05/2021 | S | BRYTREE | | CIMARRON CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PB | 110 | £3,091 |
| £295,000 | 07/05/2021 | T | | 74 | ST FABIANS DRIVE | | CHELMSFORD | CM1 2PR | 99 | £2,980 |
| £730,000 | 10/05/2021 | D | MILL HOUSE | | MILL ROAD | GOOD EASTER | CHELMSFORD | CM1 4SL | 120 | £6,083 |
| £269,000 | 10/05/2021 | T | | 35 | HALLOWELL DOWN | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ | 56 | £4,804 |
| £340,000 | 10/05/2021 | T | | 66 | BISHOP ROAD | | CHELMSFORD | CM1 1PY | 71 | £4,789 |
| £440,000 | 10/05/2021 | S | | 89 | WATCHOUSE ROAD | GALLEYWOOD | CHELMSFORD | CM2 8LT | 103 | £4,272 |
| £290,000 | 10/05/2021 | S | | 61 | BOLEYN WAY | BOREHAM | CHELMSFORD | CM3 3JJ | 71 | £4,085 |
| £360,250 | 10/05/2021 | D | | 14 | STIRRUP CLOSE | | CHELMSFORD | CM1 6ST | 89 | £4,048 |
| £210,000 | 10/05/2021 | F | 17A | | HALL LANE | SANDON | CHELMSFORD | CM2 7RJ | 53 | £3,962 |
| £190,000 | 10/05/2021 | F | FLAT 25 | HOGARTH COURT | REMBRANDT GROVE | | CHELMSFORD | CM1 6GE | 49 | £3,878 |
| £415,000 | 10/05/2021 | D | | 159 | INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 108 | £3,843 |
| £365,000 | 10/05/2021 | D | | 5 | GREAT SMIALS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WN | 97 | £3,763 |
| £215,000 | 10/05/2021 | F | | 17 | HALL LANE | SANDON | CHELMSFORD | CM2 7RJ | 58 | £3,707 |
| £495,000 | 10/05/2021 | T | | 10 | FLEETWOOD SQUARE | SPRINGFIELD | CHELMSFORD | CM1 6AQ | 143 | £3,462 |
| £915,000 | 10/05/2021 | D | | 438 | BADDOW ROAD | | CHELMSFORD | CM2 9RB | 268 | £3,414 |
| £570,000 | 10/05/2021 | D | | 9 | HOPKINS MEAD | | CHELMSFORD | CM2 6SS | 188 | £3,032 |
| £404,000 | 11/05/2021 | S | | 127 | FORTINBRAS WAY | | CHELMSFORD | CM2 9UL | 79 | £5,114 |
| £210,000 | 11/05/2021 | F | | 17 | FALCONS MEAD | | CHELMSFORD | CM2 0NN | 53 | £3,962 |
| £313,000 | 11/05/2021 | D | | 12 | MITCHELL WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PJ | 82 | £3,817 |
| £350,000 | 11/05/2021 | S | 3A | | PITFIELD | | CHELMSFORD | CM2 9QY | 100 | £3,500 |
| £342,000 | 11/05/2021 | T | | 40 | SAWKINS AVENUE | | CHELMSFORD | CM2 9SE | 131 | £2,611 |
| £485,000 | 12/05/2021 | D | | 4 | GOLDENACRES | | CHELMSFORD | CM1 6YT | 101 | £4,802 |
| £620,000 | 12/05/2021 | D | MAPLE TREE COTTAGE | | BROOK LANE | GREAT BADDOW | CHELMSFORD | CM2 7SX | 152 | £4,079 |
| £285,000 | 12/05/2021 | T | | 4 | LINDEN CLOSE | | CHELMSFORD | CM2 9IQ | 71 | £4,014 |
| £550,000 | 12/05/2021 | D | | 44 | BROUGHTON ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YX | 144 | £3,819 |
| £125,000 | 12/05/2021 | F | | 58 | CROCUS WAY | | CHELMSFORD | CM1 6XN | 47 | £2,660 |
| £341,000 | 13/05/2021 | S | | 49 | STEWART ROAD | | CHELMSFORD | CM2 9BB | 63 | £5,413 |
| £615,000 | 13/05/2021 | D | | 55 | CHIGNAL ROAD | | CHELMSFORD | CM1 2JA | 121 | £5,083 |
| £375,000 | 13/05/2021 | S | | 137 | HILLSIDE GROVE | | CHELMSFORD | CM2 9DD | 83 | £4,518 |
| £805,000 | 13/05/2021 | D | | 6 | ROBERT FINCH CRESCENT | SPRINGFIELD | CHELMSFORD | CM1 6BN | 198 | £4,066 |
| £475,000 | 13/05/2021 | S | | 8 | CLINTON CLOSE | EAST HANNINGFIELD | CHELMSFORD | CM3 8AZ | 120 | £3,958 |
| £530,000 | 13/05/2021 | D | | 18 | CORNELIUS VALE | | CHELMSFORD | CM2 6YF | 134 | £3,955 |
| £525,000 | 14/05/2021 | S | | 65 | FIRST AVENUE | | CHELMSFORD | CM1 1RX | 84 | £6,250 |
| £362,500 | 14/05/2021 | T | | 23 | GOLDLAY ROAD | | CHELMSFORD | CM2 0EJ | 64 | £5,664 |

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|----------|------------|---|--------|----------------------|-------------------------|-----------------------|------------|---------|-----|---------|
| £320,000 | 14/05/2021 | S | 2 | WHALEBONE COTTAGES | WALTHAM ROAD | BOREHAM | CHELMSFORD | CM3 3BA | 62 | £5,161 |
| £352,000 | 14/05/2021 | T | | | 24 GROVE ROAD | | CHELMSFORD | CM2 0EY | 70 | £5,029 |
| £425,000 | 14/05/2021 | S | | | 27 SAWNEY BROOK | WRITTLE | CHELMSFORD | CM1 3JH | 88 | £4,830 |
| £425,000 | 14/05/2021 | S | | | 7 ALDEBURGH WAY | | CHELMSFORD | CM1 7PB | 92 | £4,620 |
| £360,000 | 14/05/2021 | T | | | 86 WATERHOUSE STREET | | CHELMSFORD | CM1 2TZ | 78 | £4,615 |
| £380,000 | 14/05/2021 | S | | | 57 THAMES AVENUE | | CHELMSFORD | CM1 2LN | 83 | £4,578 |
| £220,000 | 14/05/2021 | F | | | 4 MILL VIEW COURT | ROXWELL | CHELMSFORD | CM1 4YY | 49 | £4,490 |
| £512,000 | 14/05/2021 | S | | | 70 LADY LANE | | CHELMSFORD | CM2 0TH | 117 | £4,376 |
| £312,000 | 14/05/2021 | S | | | 22 THAMES AVENUE | | CHELMSFORD | CM1 2LW | 72 | £4,333 |
| £370,000 | 14/05/2021 | S | | | 118 PLANTATION ROAD | BOREHAM | CHELMSFORD | CM3 3DZ | 86 | £4,302 |
| £368,000 | 14/05/2021 | S | | | 10 RAPHAEL DRIVE | | CHELMSFORD | CM1 6FX | 88 | £4,182 |
| £310,000 | 14/05/2021 | T | | | 17 COTSWOLD CRESCENT | | CHELMSFORD | CM1 2HS | 77 | £4,026 |
| £305,000 | 14/05/2021 | S | | | 4 COTSWOLD CRESCENT | | CHELMSFORD | CM1 2HS | 78 | £3,910 |
| £355,000 | 14/05/2021 | S | | | 50 CORPORATION ROAD | | CHELMSFORD | CM1 2AR | 91 | £3,901 |
| £295,000 | 14/05/2021 | T | | | 129 RUTLAND ROAD | | CHELMSFORD | CM1 4BN | 78 | £3,782 |
| £550,000 | 14/05/2021 | D | | | 18 WILLIAM PORTER CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6AN | 154 | £3,571 |
| £275,000 | 14/05/2021 | T | | | 498 LINNET DRIVE | | CHELMSFORD | CM2 8AN | 78 | £3,526 |
| £525,000 | 14/05/2021 | D | | | 55 QUILP DRIVE | | CHELMSFORD | CM1 4YD | 155 | £3,387 |
| £153,000 | 14/05/2021 | F | | | 15 CLEMATIS TYE | | CHELMSFORD | CM1 6GL | 53 | £2,887 |
| £197,000 | 14/05/2021 | F | | | 131 WOODHALL ROAD | | CHELMSFORD | CM1 4AF | 69 | £2,855 |
| £260,000 | 17/05/2021 | S | | | 49 HALLOWELL DOWN | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ | 45 | £5,778 |
| £400,000 | 17/05/2021 | F | FLAT 6 | QUINLAN COURT, 78 | MILL LANE | DANBURY | CHELMSFORD | CM3 4HX | 71 | £5,634 |
| £466,000 | 17/05/2021 | S | | | 99 GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DW | 92 | £5,065 |
| £325,000 | 17/05/2021 | T | | | 39 SKINNERS LANE | | CHELMSFORD | CM2 8RP | 68 | £4,779 |
| £355,000 | 17/05/2021 | D | | | 20 POCKLINGTON CLOSE | CHELMER VILLAGE | CHELMSFORD | CM2 6SQ | 76 | £4,671 |
| £380,000 | 17/05/2021 | D | | | 12 YELDHAM LOCK | | CHELMSFORD | CM2 6RP | 85 | £4,471 |
| £325,000 | 17/05/2021 | T | | | 47 PEREGRINE DRIVE | | CHELMSFORD | CM2 8XY | 74 | £4,392 |
| £335,000 | 17/05/2021 | T | | | 20 NASH DRIVE | BROOMFIELD | CHELMSFORD | CM1 7BG | 77 | £4,351 |
| £234,000 | 17/05/2021 | F | | | 48 UPPER CHASE | | CHELMSFORD | CM2 0BN | 64 | £3,656 |
| £275,000 | 17/05/2021 | S | | | 65 MEADGATE AVENUE | | CHELMSFORD | CM2 7NG | 78 | £3,526 |
| £225,000 | 17/05/2021 | F | | | 145 BEELEIGH LINK | | CHELMSFORD | CM2 6PH | 64 | £3,516 |
| £178,500 | 17/05/2021 | F | | | 40 JEFFCUT ROAD | | CHELMSFORD | CM2 6XN | 51 | £3,500 |
| £475,000 | 18/05/2021 | D | | DUCKINGSTOOL COTTAGE | BELL STREET | GREAT BADDOW | CHELMSFORD | CM2 7JR | N/A | #VALUE! |
| £469,000 | 18/05/2021 | D | | LAVENDER COTTAGE | LUDGORES LANE | DANBURY | CHELMSFORD | CM3 4JW | 94 | £4,989 |
| £500,000 | 18/05/2021 | S | | | 26 RIFFHAMS DRIVE | GREAT BADDOW | CHELMSFORD | CM2 7DD | 114 | £4,386 |
| £285,000 | 18/05/2021 | T | | | 125 ROBIN WAY | | CHELMSFORD | CM2 8AU | 83 | £3,434 |
| £365,000 | 19/05/2021 | S | | | 184 MALDON ROAD | GREAT BADDOW | CHELMSFORD | CM2 7DG | 82 | £4,451 |
| £310,000 | 19/05/2021 | T | | | 97 NOAKES AVENUE | | CHELMSFORD | CM2 8EW | 87 | £3,563 |
| £198,000 | 19/05/2021 | F | | | 4 LITTLECROFT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GQ | 56 | £3,536 |
| £820,000 | 19/05/2021 | D | | | 210 MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7AJ | 248 | £3,306 |
| £625,000 | 19/05/2021 | S | | | 50 MARTINGALE DRIVE | | CHELMSFORD | CM1 6FN | 196 | £3,189 |
| £305,000 | 19/05/2021 | T | | | 48 WHITEHOUSE CRESCENT | | CHELMSFORD | CM2 7LW | 103 | £2,961 |
| £640,000 | 20/05/2021 | D | | | 13 HAVISHAM WAY | | CHELMSFORD | CM1 4UY | 98 | £6,531 |
| £297,500 | 20/05/2021 | T | | | 138 POLLARDS GREEN | | CHELMSFORD | CM2 6UX | 55 | £5,409 |
| £285,000 | 20/05/2021 | S | | | 25 THORNBOROUGH AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FN | 53 | £5,377 |
| £445,000 | 20/05/2021 | S | | | 54 EGLINTON DRIVE | | CHELMSFORD | CM2 6YL | 96 | £4,635 |
| £345,000 | 20/05/2021 | S | | | 72 AVON ROAD | | CHELMSFORD | CM1 2JZ | 85 | £4,059 |
| £214,500 | 20/05/2021 | T | | | 150 RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 54 | £3,972 |
| £875,000 | 21/05/2021 | D | | BROOK HOUSE | CHELMSFORD ROAD | GREAT WALTHAM | CHELMSFORD | CM3 1AQ | 56 | £15,625 |

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|------------|------------|---|------------|-----------|-----------------------|-----------------------|---------------|------------|---------|---------|---------|
| £330,000 | 21/05/2021 | T | | 7 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6US | 55 | £6,000 | |
| £496,000 | 21/05/2021 | D | | 3 | WOOLARDS WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NW | 84 | £5,905 | |
| £225,000 | 21/05/2021 | T | | 12 | POPPY GREEN | | CHELMSFORD | CM1 6YD | 39 | £5,769 | |
| £675,000 | 21/05/2021 | S | | 15 | FINCHLEY AVENUE | | CHELMSFORD | CM2 9BX | 123 | £5,488 | |
| £1,050,000 | 21/05/2021 | D | | 2 | COMYNS PLACE | WRITTLE | CHELMSFORD | CM1 3ES | 193 | £5,440 | |
| £375,000 | 21/05/2021 | T | | 36 | THE LINTONS | SANDON | CHELMSFORD | CM2 7UA | 71 | £5,282 | |
| £330,000 | 21/05/2021 | S | | 27 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6GQ | 63 | £5,238 | |
| £320,000 | 21/05/2021 | S | | 12 | BRIARSWOOD | | CHELMSFORD | CM1 6UH | 68 | £4,706 | |
| £370,000 | 21/05/2021 | S | | 1 | GOSHAWK DRIVE | | CHELMSFORD | CM2 8XN | 79 | £4,684 | |
| £315,000 | 21/05/2021 | T | | 124 | MOLRAMS LANE | GREAT BADDOW | CHELMSFORD | CM2 7FJ | 69 | £4,565 | |
| £342,500 | 21/05/2021 | S | | 18 | BADDOW HALL CRESCENT | | CHELMSFORD | CM2 7BY | 79 | £4,335 | |
| £255,000 | 21/05/2021 | T | | 9 | TUTORS WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FB | 59 | £4,322 | |
| £310,000 | 21/05/2021 | D | | 10 | YELDHAM LOCK | | CHELMSFORD | CM2 6RP | 74 | £4,189 | |
| £600,000 | 21/05/2021 | D | | 77 | VICARAGE ROAD | | CHELMSFORD | CM2 9BT | 145 | £4,138 | |
| £301,000 | 21/05/2021 | T | | 109 | HEATH DRIVE | | CHELMSFORD | CM2 9HG | 73 | £4,123 | |
| £205,000 | 21/05/2021 | T | | 82 | BOUCHERS MEAD | | CHELMSFORD | CM1 6PJ | 50 | £4,100 | |
| £300,000 | 21/05/2021 | S | | 4 | WATERHOUSE LANE | | CHELMSFORD | CM1 2TF | 75 | £4,000 | |
| £320,000 | 21/05/2021 | T | | 71 | SUNRISE AVENUE | | CHELMSFORD | CM1 4JN | 82 | £3,902 | |
| £325,000 | 21/05/2021 | T | | 70 | NOAKES AVENUE | | CHELMSFORD | CM2 8EW | 85 | £3,824 | |
| £650,000 | 21/05/2021 | D | | 1 | FAWKNER CLOSE | | CHELMSFORD | CM2 6UP | 171 | £3,801 | |
| £195,000 | 21/05/2021 | F | | 1 | DAWBERRY PLACE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZQ | 52 | £3,750 | |
| £375,000 | 21/05/2021 | S | | 28 | MONTFORT DRIVE | | CHELMSFORD | CM2 9FN | 102 | £3,676 | |
| £360,000 | 21/05/2021 | D | | 12 | GILMORE WAY | | CHELMSFORD | CM2 7AN | 98 | £3,673 | |
| £205,000 | 21/05/2021 | F | | 9 | BLACKWATER CLOSE | | CHELMSFORD | CM1 7QJ | 57 | £3,596 | |
| £800,000 | 21/05/2021 | D | | 12 | ROSELAWN FIELDS | BROOMFIELD | CHELMSFORD | CM1 7GB | 232 | £3,448 | |
| £235,000 | 21/05/2021 | T | | 21 | COTSWOLD CRESCENT | | CHELMSFORD | CM1 2HS | 73 | £3,219 | |
| £405,000 | 21/05/2021 | D | | 1 | BRENT AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SE | 130 | £3,115 | |
| £270,000 | 21/05/2021 | S | | 25 | WEIGHT ROAD | | CHELMSFORD | CM2 6LE | 92 | £2,935 | |
| £293,000 | 21/05/2021 | T | | 97 | LOWER ANCHOR STREET | | CHELMSFORD | CM2 0AU | 119 | £2,462 | |
| £515,000 | 24/05/2021 | S | | 3 | THE GREEN | SANDON | CHELMSFORD | CM2 7SH | N/A | #VALUE! | |
| £270,000 | 24/05/2021 | T | | 241 | AVON ROAD | | CHELMSFORD | CM1 2LB | 23 | £11,739 | |
| £182,000 | 24/05/2021 | T | | 5 | MEARNS PLACE | | CHELMSFORD | CM2 6TT | 25 | £7,280 | |
| £425,000 | 24/05/2021 | S | | 3 | CAPEL CLOSE | | CHELMSFORD | CM1 7DE | 105 | £4,048 | |
| £327,000 | 24/05/2021 | S | | 27 | HALLOWELL DOWN | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FS | 95 | £3,442 | |
| £252,000 | 25/05/2021 | F | 15 | OLD COURT | ARBOUR LANE | | CHELMSFORD | CM1 7UF | 45 | £5,600 | |
| £385,000 | 25/05/2021 | S | | 9 | SPRINGFIELD PARK LANE | | CHELMSFORD | CM2 6EG | 80 | £4,813 | |
| £325,000 | 25/05/2021 | T | | 9 | ORMESBY CHINE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AR | 70 | £4,643 | |
| £175,000 | 25/05/2021 | F | | 188 | TYLERS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 50 | £3,500 | |
| £325,000 | 25/05/2021 | S | MICHAELMAS | | CIMARRON CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PB | 112 | £2,902 | |
| £227,500 | 26/05/2021 | F | | 12 | DEVON MEWS | | CHELMSFORD | CM2 0GD | 34 | £6,691 | |
| £360,000 | 26/05/2021 | S | | 136 | MALDON ROAD | GREAT BADDOW | CHELMSFORD | CM2 7DQ | 77 | £4,675 | |
| £448,000 | 26/05/2021 | S | | 37 | DUFFIELD ROAD | | CHELMSFORD | CM2 9RY | 138 | £3,246 | |
| £670,000 | 27/05/2021 | D | | | YEW TREE COTTAGE | CHURCH ROAD | LITTLE BADDOW | CHELMSFORD | CM3 4BE | N/A | #VALUE! |
| £390,000 | 27/05/2021 | D | | 41 | DOWNLEAZE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SN | 72 | £5,417 | |
| £305,000 | 27/05/2021 | S | | 50 | BACK ROAD | WRITTLE | CHELMSFORD | CM1 3PD | 57 | £5,351 | |
| £358,000 | 27/05/2021 | T | | 1 | BUSHEY CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LF | 72 | £4,972 | |
| £197,000 | 27/05/2021 | T | | 64 | POLLARDS GREEN | | CHELMSFORD | CM2 6UH | 40 | £4,925 | |
| £300,000 | 27/05/2021 | T | | 43 | BEGONIA CLOSE | | CHELMSFORD | CM1 6NL | 66 | £4,545 | |
| £522,000 | 27/05/2021 | D | | 2 | BEATTY RISE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YQ | 122 | £4,279 | |

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|----------|------------|---|--------------|-----|------------------------|-----------------------|------------|---------|-----|--------|
| £625,000 | 27/05/2021 | D | | 142 | FALMOUTH ROAD | SPRINGFIELD | CHELMSFORD | CM1 6JB | 150 | £4,167 |
| £318,000 | 27/05/2021 | T | | 24 | VARDEN CLOSE | | CHELMSFORD | CM1 4XS | 78 | £4,077 |
| £190,000 | 27/05/2021 | F | | 5 | MILL VIEW COURT | ROXWELL | CHELMSFORD | CM1 4YY | 47 | £4,043 |
| £331,000 | 27/05/2021 | S | | 35 | THAMES AVENUE | | CHELMSFORD | CM1 2LN | 86 | £3,849 |
| £321,500 | 27/05/2021 | T | | 49 | MEON CLOSE | | CHELMSFORD | CM1 7QG | 88 | £3,653 |
| £340,000 | 28/05/2021 | T | | 35 | REDMAYNE DRIVE | | CHELMSFORD | CM2 9XG | 56 | £6,071 |
| £312,500 | 28/05/2021 | S | | 13 | ORMESBY CHINE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AR | 56 | £5,580 |
| £310,000 | 28/05/2021 | S | | 20 | BANKART LANE | | CHELMSFORD | CM2 6TZ | 56 | £5,536 |
| £285,000 | 28/05/2021 | T | | 28 | HOLKHAM AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AU | 53 | £5,377 |
| £220,000 | 28/05/2021 | F | 36A | | THIRD AVENUE | | CHELMSFORD | CM1 4EY | 44 | £5,000 |
| £210,000 | 28/05/2021 | F | 51A | | FOURTH AVENUE | | CHELMSFORD | CM1 4EZ | 44 | £4,773 |
| £285,000 | 28/05/2021 | T | | 6 | BLACKSMITH CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6SY | 60 | £4,750 |
| £285,000 | 28/05/2021 | T | | 3 | PENTLAND AVENUE | | CHELMSFORD | CM1 4AY | 60 | £4,750 |
| £345,000 | 28/05/2021 | S | | 37 | MARY MUNNION QUARTER | | CHELMSFORD | CM2 9FT | 73 | £4,726 |
| £550,000 | 28/05/2021 | S | | 13 | GREENWAYS | | CHELMSFORD | CM1 4EF | 120 | £4,583 |
| £375,000 | 28/05/2021 | D | | 28 | GREAT COB | | CHELMSFORD | CM1 6LA | 84 | £4,464 |
| £310,000 | 28/05/2021 | T | | 89 | BRADFORD STREET | | CHELMSFORD | CM2 0BG | 72 | £4,306 |
| £365,000 | 28/05/2021 | D | | 41 | BRICKBARN | GREAT LEIGHS | CHELMSFORD | CM3 1JJ | 85 | £4,294 |
| £670,000 | 28/05/2021 | D | | 6 | WINDLEY TYE | | CHELMSFORD | CM1 2GR | 159 | £4,214 |
| £475,000 | 28/05/2021 | D | | 8 | CARISBROOKE DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LT | 113 | £4,204 |
| £360,000 | 28/05/2021 | D | | 16 | CLARENCE CLOSE | | CHELMSFORD | CM2 6SE | 86 | £4,186 |
| £540,000 | 28/05/2021 | D | SHERINGHAM | | BIRCHES WALK | GALLEYWOOD | CHELMSFORD | CM2 8TZ | 129 | £4,186 |
| £227,000 | 28/05/2021 | F | | 307 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 55 | £4,127 |
| £510,000 | 28/05/2021 | S | | 31 | SWISS AVENUE | | CHELMSFORD | CM1 2AD | 124 | £4,113 |
| £314,000 | 28/05/2021 | T | | 42 | CHURCH AVENUE | BROOMFIELD | CHELMSFORD | CM1 7EZ | 77 | £4,078 |
| £295,000 | 28/05/2021 | F | | 53 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 74 | £3,986 |
| £435,000 | 28/05/2021 | D | | 45 | RIFFHAMS DRIVE | GREAT BADDOW | CHELMSFORD | CM2 7DE | 111 | £3,919 |
| £222,000 | 28/05/2021 | T | | 32 | SHIMBROOKS | GREAT LEIGHS | CHELMSFORD | CM3 1SH | 57 | £3,895 |
| £315,000 | 28/05/2021 | T | | 47 | DONALD WAY | | CHELMSFORD | CM2 9JE | 81 | £3,889 |
| £290,000 | 28/05/2021 | T | | 6 | VICTORIA CRESCENT | | CHELMSFORD | CM1 1QF | 77 | £3,766 |
| £315,000 | 28/05/2021 | S | | 142 | LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3JR | 84 | £3,750 |
| £330,000 | 28/05/2021 | S | | 14 | CROUCH VIEW | RETTENDON COMMON | CHELMSFORD | CM3 8DS | 89 | £3,708 |
| £330,000 | 28/05/2021 | S | | 75 | MEADGATE AVENUE | | CHELMSFORD | CM2 7NQ | 90 | £3,667 |
| £190,000 | 28/05/2021 | F | | 42 | JEFFCUT ROAD | | CHELMSFORD | CM2 6XN | 54 | £3,519 |
| £220,000 | 28/05/2021 | F | | 182 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GS | 63 | £3,492 |
| £156,000 | 28/05/2021 | F | | 15 | WIDFORD PARK PLACE | | CHELMSFORD | CM2 8TB | 45 | £3,467 |
| £265,000 | 28/05/2021 | F | | 30 | TYDEMANS | | CHELMSFORD | CM2 9FH | 78 | £3,397 |
| £217,000 | 28/05/2021 | F | | 169 | POLLARDS GREEN | | CHELMSFORD | CM2 6UX | 64 | £3,391 |
| £305,000 | 28/05/2021 | T | | 12 | DARRELL CLOSE | | CHELMSFORD | CM1 4EL | 98 | £3,112 |
| £415,000 | 01/06/2021 | S | | 7 | BADDOW HALL CRESCENT | | CHELMSFORD | CM2 7BY | 58 | £7,155 |
| £990,000 | 01/06/2021 | D | POPLAR LODGE | | WELL LANE | DANBURY | CHELMSFORD | CM3 4AB | 194 | £5,103 |
| £340,000 | 01/06/2021 | D | | 69 | ST ANTHONYS DRIVE | | CHELMSFORD | CM2 9EH | 73 | £4,658 |
| £412,000 | 01/06/2021 | D | | 23 | CLEMENTS GREEN LANE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JP | 90 | £4,578 |
| £328,000 | 01/06/2021 | T | | 24 | ROCHFORD ROAD | | CHELMSFORD | CM2 0EG | 73 | £4,493 |
| £596,000 | 01/06/2021 | D | | 65 | WIDFORD ROAD | | CHELMSFORD | CM2 8SY | 141 | £4,227 |
| £345,000 | 01/06/2021 | T | | 31 | WATERHOUSE STREET | | CHELMSFORD | CM1 2TY | 82 | £4,207 |
| £315,000 | 01/06/2021 | T | | 213 | AVON ROAD | | CHELMSFORD | CM1 2LB | 77 | £4,091 |
| £610,000 | 01/06/2021 | S | STONE CROFT | | CHURCH LANE | LITTLE LEIGHS | CHELMSFORD | CM3 1NA | 155 | £3,935 |
| £430,000 | 01/06/2021 | S | | 14 | ROSSENDALE | | CHELMSFORD | CM1 2UA | 110 | £3,909 |

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|----------|------------|---|----|-----|--------------------|-----------------------|-------------------|---------|-----|--------|
| £295,000 | 01/06/2021 | T | | 5 | SHIREBOURN VALE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZX | 81 | £3,642 |
| £460,000 | 01/06/2021 | D | | 11 | LITTLECROFT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GG | 127 | £3,622 |
| £405,000 | 01/06/2021 | D | | 65 | PARKLANDS DRIVE | | CHELMSFORD | CM1 7SP | 119 | £3,403 |
| £432,000 | 02/06/2021 | S | | 36 | ROSEBERY ROAD | | CHELMSFORD | CM2 0TU | 85 | £5,082 |
| £550,000 | 02/06/2021 | D | | 13 | SEVENTH AVENUE | | CHELMSFORD | CM1 4EE | 115 | £4,783 |
| £390,000 | 02/06/2021 | S | | 31 | BADEN POWELL CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7GA | 90 | £4,333 |
| £300,000 | 02/06/2021 | T | | 412 | LINNET DRIVE | | CHELMSFORD | CM2 8AL | 78 | £3,846 |
| £185,000 | 02/06/2021 | F | | 211 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 49 | £3,776 |
| £425,000 | 03/06/2021 | S | | 1 | WISEMANS COTTAGES | GREAT WALTHAM | CHELMSFORD | CM3 1ET | 86 | £4,942 |
| £245,000 | 03/06/2021 | F | 10 | | WATERHOUSE COURT | BURGESS SPRINGS | CHELMSFORD | CM1 1QZ | 50 | £4,900 |
| £262,500 | 03/06/2021 | T | | 30 | ALEXANDER MEWS | SANDON | CHELMSFORD | CM2 7TT | 57 | £4,605 |
| £385,000 | 03/06/2021 | T | | 21 | MAYNE CREST | | CHELMSFORD | CM1 6UA | 88 | £4,375 |
| £319,825 | 03/06/2021 | S | | 3 | PYMS ROAD | | CHELMSFORD | CM2 8PY | 75 | £4,264 |
| £326,000 | 03/06/2021 | S | | 79 | PINES ROAD | | CHELMSFORD | CM1 2EZ | 77 | £4,234 |
| £730,000 | 03/06/2021 | D | | 179 | MAIN ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1NP | 173 | £4,220 |
| £380,000 | 03/06/2021 | S | | 111 | KEENE WAY | | CHELMSFORD | CM2 8NS | 101 | £3,762 |
| £495,000 | 03/06/2021 | S | | 12 | ISAAC SQUARE | GREAT BADDOW | CHELMSFORD | CM2 7PP | 160 | £3,094 |
| £220,500 | 03/06/2021 | T | | 2 | BELL STREET | GREAT BADDOW | CHELMSFORD | CM2 7JR | 86 | £2,564 |
| £655,000 | 04/06/2021 | D | | 9 | HAMLET ROAD | | CHELMSFORD | CM2 0EU | 100 | £6,550 |
| £540,000 | 04/06/2021 | S | 1 | | ROSE COTTAGE | THE COMMON | EAST HANNINGFIELD | CM3 8AH | 97 | £5,567 |
| £205,000 | 04/06/2021 | F | | 58 | STAPLEFORD CLOSE | | CHELMSFORD | CM2 0RB | 37 | £5,541 |
| £310,000 | 04/06/2021 | S | | 39 | RUBENS GATE | | CHELMSFORD | CM1 6GW | 59 | £5,254 |
| £500,000 | 04/06/2021 | D | | | 116A | SANDFORD ROAD | CHELMSFORD | CM2 6DH | 100 | £5,000 |
| £323,500 | 04/06/2021 | S | | 68 | STEWART ROAD | | CHELMSFORD | CM2 9BD | 66 | £4,902 |
| £402,500 | 04/06/2021 | S | | 9 | MANOR ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PW | 83 | £4,849 |
| £188,000 | 04/06/2021 | F | | 43 | BROOKLANDS WALK | | CHELMSFORD | CM2 9BH | 40 | £4,700 |
| £262,500 | 04/06/2021 | T | | 12 | HELENA COURT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LZ | 56 | £4,688 |
| £371,000 | 04/06/2021 | S | | 55 | SPRING CLOSE | LITTLE BADDOW | CHELMSFORD | CM3 4TL | 80 | £4,638 |
| £485,000 | 04/06/2021 | D | | 46 | BEELEIGH LINK | | CHELMSFORD | CM2 6RG | 106 | £4,575 |
| £215,000 | 04/06/2021 | T | | 34 | DEERHURST CHASE | BICKNACRE | CHELMSFORD | CM3 4XG | 47 | £4,574 |
| £212,500 | 04/06/2021 | F | | 44 | HARBERD TYE | | CHELMSFORD | CM2 9GJ | 47 | £4,521 |
| £325,000 | 04/06/2021 | T | | 4 | LOMBARDY PLACE | | CHELMSFORD | CM1 1PZ | 72 | £4,514 |
| £335,000 | 04/06/2021 | T | | 47 | LUCAS AVENUE | | CHELMSFORD | CM2 9JL | 78 | £4,295 |
| £385,000 | 04/06/2021 | S | | 160 | CHELMER ROAD | | CHELMSFORD | CM2 6AB | 94 | £4,096 |
| £398,000 | 04/06/2021 | S | | 162 | CHELMER ROAD | | CHELMSFORD | CM2 6AB | 99 | £4,020 |
| £265,000 | 04/06/2021 | T | | 124 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BA | 66 | £4,015 |
| £207,000 | 04/06/2021 | F | | 38 | EARLSFIELD DRIVE | | CHELMSFORD | CM2 6SX | 52 | £3,981 |
| £315,000 | 04/06/2021 | S | | 6 | PENZANCE CLOSE | | CHELMSFORD | CM1 6JJ | 82 | £3,841 |
| £475,000 | 04/06/2021 | D | | 51 | BARBROOK WAY | BICKNACRE | CHELMSFORD | CM3 4HP | 140 | £3,393 |
| £295,000 | 04/06/2021 | T | | 226 | DORSET AVENUE | | CHELMSFORD | CM2 8YZ | 87 | £3,391 |
| £720,000 | 04/06/2021 | D | | 47 | SPALDING WAY | | CHELMSFORD | CM2 7NZ | 225 | £3,200 |
| £299,500 | 04/06/2021 | T | | 153 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9DU | 97 | £3,088 |
| £139,700 | 04/06/2021 | F | | 148 | DORSET AVENUE | | CHELMSFORD | CM2 8YY | 46 | £3,037 |
| £95,000 | 04/06/2021 | F | | 27 | ALBION COURT | | CHELMSFORD | CM2 0UT | 39 | £2,436 |
| £835,000 | 04/06/2021 | D | | 2 | GUYS FARM | WRITTLE | CHELMSFORD | CM1 3GA | 364 | £2,294 |
| £260,000 | 07/06/2021 | T | | 233 | BADDOW ROAD | | CHELMSFORD | CM2 7PZ | 51 | £5,098 |
| £335,000 | 07/06/2021 | T | | 6 | FIRTREE RISE | | CHELMSFORD | CM2 9HS | 69 | £4,855 |
| £237,000 | 07/06/2021 | F | | 183 | ARMISTICE AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6DS | 55 | £4,309 |
| £460,000 | 07/06/2021 | F | 15 | | RIVERS HOUSE, 129 | SPRINGFIELD ROAD | CHELMSFORD | CM2 6JL | 109 | £4,220 |

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|----------|------------|---|--------------------|-------------------|------------------------|-----------------------|------------|---------|-----|--------|
| £532,000 | 07/06/2021 | D | | 2 | AMCOTES PLACE | | CHELMSFORD | CM2 9HZ | 134 | £3,970 |
| £420,000 | 07/06/2021 | D | 142A | | MALDON ROAD | GREAT BADDOW | CHELMSFORD | CM2 7DQ | 111 | £3,784 |
| £352,500 | 07/06/2021 | S | | 21 | CHERWELL DRIVE | | CHELMSFORD | CM1 2JJ | 100 | £3,525 |
| £605,000 | 07/06/2021 | D | THE OLD POST HOUSE | | NORTH HILL | LITTLE BADDOW | CHELMSFORD | CM3 4TB | 188 | £3,218 |
| £546,000 | 08/06/2021 | S | | 52 | VICARAGE LANE | GREAT BADDOW | CHELMSFORD | CM2 8HY | 100 | £5,460 |
| £935,000 | 08/06/2021 | D | | 19 | LODGE VALE | SPRINGFIELD | CHELMSFORD | CM1 6AX | 213 | £4,390 |
| £180,000 | 08/06/2021 | F | | 18 | DAWBERRY PLACE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZQ | 44 | £4,091 |
| £385,000 | 09/06/2021 | T | | 15 | ST JOHNS GREEN | | CHELMSFORD | CM1 3DZ | 72 | £5,347 |
| £675,000 | 09/06/2021 | S | | 237 | BEEHIVE LANE | | CHELMSFORD | CM2 9SH | 140 | £4,821 |
| £262,000 | 09/06/2021 | F | FLAT 16 | KING GEORGE COURT | MOULSHAM STREET | | CHELMSFORD | CM2 0JE | 55 | £4,764 |
| £310,000 | 09/06/2021 | T | | 42 | HAWFINCH WALK | | CHELMSFORD | CM2 8BE | 72 | £4,306 |
| £357,000 | 09/06/2021 | T | | 27 | RUSHLEYDALE | | CHELMSFORD | CM1 6JX | 88 | £4,057 |
| £339,995 | 09/06/2021 | S | | 15 | FREMANTLE CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TY | 85 | £4,000 |
| £985,000 | 09/06/2021 | D | | 19 | BEAULIEU BOULEVARD | | CHELMSFORD | CM1 6EA | 252 | £3,909 |
| £310,000 | 09/06/2021 | D | | 231 | RUTLAND ROAD | | CHELMSFORD | CM1 4BW | 93 | £3,333 |
| £275,000 | 09/06/2021 | T | | 20 | NICHOLSON PLACE | EAST HANNINGFIELD | CHELMSFORD | CM3 8UT | 91 | £3,022 |
| £367,000 | 10/06/2021 | S | | 4 | CHANCELLOR AVENUE | SPRINGFIELD | CHELMSFORD | CM2 6WS | 65 | £5,646 |
| £285,000 | 10/06/2021 | T | | 8 | TUPMAN CLOSE | | CHELMSFORD | CM1 4UP | 58 | £4,914 |
| £550,000 | 10/06/2021 | D | | 24 | BADEN POWELL CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7GA | 119 | £4,622 |
| £120,000 | 10/06/2021 | F | | 20 | DARNAY RISE | | CHELMSFORD | CM1 4XA | 26 | £4,615 |
| £700,000 | 10/06/2021 | D | | 1 | HILL CRESCENT | | CHELMSFORD | CM2 6HT | 154 | £4,545 |
| £335,000 | 10/06/2021 | T | | 89 | EGLINTON DRIVE | | CHELMSFORD | CM2 6YL | 76 | £4,408 |
| £320,000 | 10/06/2021 | S | | 2 | ROLLESTONS | WRITTLE | CHELMSFORD | CM1 3JT | 74 | £4,324 |
| £166,500 | 10/06/2021 | F | | 36 | VILLIERS PLACE | BOREHAM | CHELMSFORD | CM3 3JW | 42 | £3,964 |
| £400,000 | 10/06/2021 | D | | 8 | DARRELL CLOSE | | CHELMSFORD | CM1 4EL | 101 | £3,960 |
| £330,000 | 10/06/2021 | S | | 50 | PLANTATION ROAD | BOREHAM | CHELMSFORD | CM3 3EA | 87 | £3,793 |
| £290,000 | 10/06/2021 | T | | 82 | JUNIPER ROAD | BOREHAM | CHELMSFORD | CM3 3DX | 85 | £3,412 |
| £290,000 | 10/06/2021 | T | | 93 | NOAKES AVENUE | | CHELMSFORD | CM2 8EW | 91 | £3,187 |
| £375,000 | 10/06/2021 | T | | 47 | SHELLEY ROAD | | CHELMSFORD | CM2 6ER | 122 | £3,074 |
| £310,000 | 10/06/2021 | S | | 37 | HOUBLON DRIVE | | CHELMSFORD | CM2 8SE | 110 | £2,818 |
| £230,000 | 11/06/2021 | T | | 22 | SOUTHER CROSS | GOOD EASTER | CHELMSFORD | CM1 4RX | 44 | £5,227 |
| £235,000 | 11/06/2021 | T | | 2 | JUBILEE TERRACE | WOODHAM FERRERS | CHELMSFORD | CM3 8RH | 45 | £5,222 |
| £390,000 | 11/06/2021 | S | | 28 | CROSSWAYS | | CHELMSFORD | CM2 9EP | 76 | £5,132 |
| £400,000 | 11/06/2021 | D | | 5 | PETUNIA CRESCENT | | CHELMSFORD | CM1 6YP | 80 | £5,000 |
| £330,000 | 11/06/2021 | T | | 16 | NEW WRITTLE STREET | | CHELMSFORD | CM2 0RR | 72 | £4,583 |
| £486,000 | 11/06/2021 | D | | 112 | FORTINBRAS WAY | | CHELMSFORD | CM2 9UL | 108 | £4,500 |
| £258,000 | 11/06/2021 | S | | 99 | SHIMBROOKS | GREAT LEIGHS | CHELMSFORD | CM3 1SG | 59 | £4,373 |
| £247,000 | 11/06/2021 | T | | 114 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 58 | £4,259 |
| £650,000 | 11/06/2021 | D | | 99 | BROOMFIELD ROAD | | CHELMSFORD | CM1 1RY | 153 | £4,248 |
| £365,000 | 11/06/2021 | T | | 16 | BRAGANZA WAY | SPRINGFIELD | CHELMSFORD | CM1 6AP | 86 | £4,244 |
| £420,000 | 11/06/2021 | D | 1A | | ROBERT CLOSE | | CHELMSFORD | CM2 6FJ | 102 | £4,118 |
| £480,000 | 11/06/2021 | D | | 2 | MILLSON BANK | | CHELMSFORD | CM2 6QD | 121 | £3,967 |
| £210,000 | 11/06/2021 | F | FLAT 5 | THE PHOENIX, 41 | NEW STREET | | CHELMSFORD | CM1 1PT | 54 | £3,889 |
| £307,200 | 11/06/2021 | T | | 326 | LINNET DRIVE | | CHELMSFORD | CM2 8AL | 79 | £3,889 |
| £285,000 | 11/06/2021 | S | | 9 | LUCKSFIELD WAY | | CHELMSFORD | CM2 8HW | 77 | £3,701 |
| £255,000 | 11/06/2021 | F | | 57 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 69 | £3,696 |
| £166,000 | 11/06/2021 | F | | 28 | MELVILLE HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FT | 46 | £3,609 |
| £795,000 | 11/06/2021 | D | | 64 | BEEHIVE LANE | | CHELMSFORD | CM2 9RX | 221 | £3,597 |
| £185,000 | 11/06/2021 | F | | 133 | CROCUS WAY | | CHELMSFORD | CM1 6XH | 52 | £3,558 |

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|------------|------------|---|--------|-----|------------------------|------------------------|-------------------|------------|---------|---------|---------|
| £275,000 | 11/06/2021 | F | | 37 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 79 | £3,481 | |
| £950,000 | 11/06/2021 | D | | 45 | PLANTATION ROAD | BOREHAM | CHELMSFORD | CM3 3EA | 353 | £2,691 | |
| £76,250 | 11/06/2021 | F | | 46 | RENNOLDSON GREEN | | CHELMSFORD | CM2 9FY | 72 | £1,059 | |
| £1,200,000 | 14/06/2021 | D | | | GREEN ACRES | WEST HANNINGFIELD ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UE | N/A | #VALUE! |
| £285,000 | 14/06/2021 | T | 1 | | THATCHED COTTAGE | CHURCH LANE | LITTLE LEIGHS | CHELMSFORD | CM3 1PQ | N/A | #VALUE! |
| £1,350,000 | 14/06/2021 | D | | | BROOK FARM | BROOK LANE | GREAT BADDOW | CHELMSFORD | CM2 7SX | 226 | £5,973 |
| £705,000 | 14/06/2021 | D | | | WHEEL GATES | WEST HANNINGFIELD ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UE | 131 | £5,382 |
| £560,000 | 14/06/2021 | D | | 2 | SACKVILLE CLOSE | | CHELMSFORD | CM1 2LU | 105 | £5,333 | |
| £365,500 | 14/06/2021 | S | | 74 | SANDFORD ROAD | | CHELMSFORD | CM2 6DH | 70 | £5,221 | |
| £257,500 | 14/06/2021 | T | | 9 | CLOBBS YARD | BROOMFIELD | CHELMSFORD | CM1 7AB | 53 | £4,858 | |
| £1,225,000 | 14/06/2021 | D | | 34 | CHALKLANDS | SANDON | CHELMSFORD | CM2 7TH | 274 | £4,471 | |
| £562,000 | 14/06/2021 | S | | | COLMID COTTAGE | SOUTH STREET | GREAT WALTHAM | CHELMSFORD | CM3 1DF | 128 | £4,391 |
| £325,000 | 14/06/2021 | S | | 52 | WIDFORD ROAD | | CHELMSFORD | CM2 8SY | 75 | £4,333 | |
| £600,000 | 14/06/2021 | D | | | SPRINGWOOD | SOUTHEND ROAD | HOWE GREEN | CHELMSFORD | CM2 7TD | 144 | £4,167 |
| £330,000 | 14/06/2021 | T | | 145 | BARNARD ROAD | | CHELMSFORD | CM2 8RS | 83 | £3,976 | |
| £310,000 | 14/06/2021 | T | | 98 | BISHOP ROAD | | CHELMSFORD | CM1 1PY | 78 | £3,974 | |
| £240,000 | 14/06/2021 | F | | 20 | TYDEMANS | | CHELMSFORD | CM2 9FH | 69 | £3,478 | |
| £190,000 | 14/06/2021 | F | | 23 | WOOD DALE | GREAT BADDOW | CHELMSFORD | CM2 8EZ | 59 | £3,220 | |
| £207,500 | 14/06/2021 | T | | 31 | BLACKLOCK | CHELMER VILLAGE | CHELMSFORD | CM2 6QL | 69 | £3,007 | |
| £117,500 | 14/06/2021 | F | | 49 | BRASSIE WOOD | | CHELMSFORD | CM3 3FP | 59 | £1,992 | |
| £85,500 | 14/06/2021 | F | FLAT 4 | | FENTON COURT | BURGESS SPRINGS | CHELMSFORD | CM1 1HW | 71 | £1,204 | |
| £850,000 | 15/06/2021 | D | | | 2B | FITZWALTER PLACE | CHELMSFORD | CM1 2LX | 126 | £6,746 | |
| £430,000 | 15/06/2021 | D | | 57 | LONGSHOTS CLOSE | | CHELMSFORD | CM1 7DU | 75 | £5,733 | |
| £685,000 | 15/06/2021 | D | | 5 | GLOVERS | GREAT LEIGHS | CHELMSFORD | CM3 1PY | 146 | £4,692 | |
| £235,000 | 15/06/2021 | F | | 126 | WOOD STREET | | CHELMSFORD | CM2 8BL | 54 | £4,352 | |
| £183,000 | 15/06/2021 | F | | 13 | BROOKLANDS WALK | | CHELMSFORD | CM2 9BH | 44 | £4,159 | |
| £212,000 | 15/06/2021 | F | | 192 | REDMAYNE DRIVE | | CHELMSFORD | CM2 9XE | 51 | £4,157 | |
| £450,000 | 16/06/2021 | D | | 30 | STANLEY RISE | SPRINGFIELD | CHELMSFORD | CM2 6PL | 92 | £4,891 | |
| £325,000 | 16/06/2021 | T | | 39 | LUCAS AVENUE | | CHELMSFORD | CM2 9JL | 69 | £4,710 | |
| £345,000 | 16/06/2021 | T | | 40 | ROBIN WAY | | CHELMSFORD | CM2 8AS | 74 | £4,662 | |
| £354,000 | 16/06/2021 | D | | 8 | POCKLINGTON CLOSE | CHELMER VILLAGE | CHELMSFORD | CM2 6SQ | 78 | £4,538 | |
| £362,500 | 16/06/2021 | T | | 21 | FOREFIELD GREEN | | CHELMSFORD | CM1 6YU | 82 | £4,421 | |
| £775,000 | 16/06/2021 | D | | 20 | JACKSON BACON VIEW | SPRINGFIELD | CHELMSFORD | CM1 6BJ | 198 | £3,914 | |
| £780,000 | 16/06/2021 | D | | 144 | FAIRWAY DRIVE | | CHELMSFORD | CM3 3FH | 208 | £3,750 | |
| £282,000 | 16/06/2021 | F | | 8 | HAYES CLOSE | | CHELMSFORD | CM2 0RN | 81 | £3,481 | |
| £460,000 | 17/06/2021 | D | | 3 | CONSTANCE CLOSE | BROOMFIELD | CHELMSFORD | CM1 7BW | 84 | £5,476 | |
| £376,500 | 17/06/2021 | S | | 5 | GOULTON ROAD | | CHELMSFORD | CM1 7DW | 74 | £5,088 | |
| £278,000 | 17/06/2021 | S | | 108 | HENNIKER GATE | | CHELMSFORD | CM2 6SB | 60 | £4,633 | |
| £1,175,000 | 17/06/2021 | S | | 188 | NEW LONDON ROAD | | CHELMSFORD | CM2 0AR | 259 | £4,537 | |
| £327,500 | 17/06/2021 | S | | 72 | PYMS ROAD | | CHELMSFORD | CM2 8PY | 73 | £4,486 | |
| £400,000 | 17/06/2021 | S | | 40 | HILLARY CLOSE | | CHELMSFORD | CM1 7RP | 90 | £4,444 | |
| £895,000 | 17/06/2021 | D | | 6 | WOODLAND WAY | EDNEY COMMON | CHELMSFORD | CM1 3FF | 204 | £4,387 | |
| £565,000 | 17/06/2021 | S | | 15 | NEW ROAD | BROOMFIELD | CHELMSFORD | CM1 7AN | 133 | £4,248 | |
| £225,000 | 17/06/2021 | F | | 14 | MONTFORT DRIVE | | CHELMSFORD | CM2 9FN | 63 | £3,571 | |
| £385,000 | 17/06/2021 | S | | 135 | LINNET DRIVE | | CHELMSFORD | CM2 8AQ | 110 | £3,500 | |
| £1,200,000 | 18/06/2021 | T | | | SWAN HOUSE, 27 | THE GREEN | WRITTLE | CHELMSFORD | CM1 3DT | N/A | #VALUE! |
| £1,400,000 | 18/06/2021 | D | | 3 | THE GREEN | WRITTLE | CHELMSFORD | CM1 3DT | N/A | #VALUE! | |
| £325,000 | 18/06/2021 | S | | 50 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6GQ | 54 | £6,019 | |
| £346,000 | 18/06/2021 | T | 2 | | OLD COURT | ARBOUR LANE | CHELMSFORD | CM1 7UF | 63 | £5,492 | |

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|------------|------------|---|--|------------|---------------------|-------------------|--|-----------------------|------------|---------|-----|--------|
| £425,000 | 18/06/2021 | D | | CLAIR VIEW | | VICARAGE ROAD | | ROXWELL | CHELMSFORD | CM1 4NB | 78 | £5,449 |
| £350,000 | 18/06/2021 | T | | | 29 | COWDRIE WAY | | SPRINGFIELD | CHELMSFORD | CM2 6GL | 67 | £5,224 |
| £255,000 | 18/06/2021 | S | | | 21 | COBURG PLACE | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LY | 50 | £5,100 |
| £258,000 | 18/06/2021 | T | | | 41 | MERTON PLACE | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YW | 52 | £4,962 |
| £367,500 | 18/06/2021 | D | | | 1 | BREE HILL | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AD | 78 | £4,712 |
| £400,000 | 18/06/2021 | T | | | 87 | MILLFIELDS | | WRITTLE | CHELMSFORD | CM1 3LW | 85 | £4,706 |
| £263,000 | 18/06/2021 | F | | FLAT 1 | 20 | BAKER STREET | | | CHELMSFORD | CM2 0SF | 57 | £4,614 |
| £385,000 | 18/06/2021 | S | | | 9 | TOTNES WALK | | | CHELMSFORD | CM1 6LU | 84 | £4,583 |
| £370,000 | 18/06/2021 | S | | | 43 | MAPLE DRIVE | | | CHELMSFORD | CM2 9HR | 83 | £4,458 |
| £285,000 | 18/06/2021 | T | | | 1 | HEATHER COURT | | | CHELMSFORD | CM1 6YQ | 64 | £4,453 |
| £399,995 | 18/06/2021 | S | | | 12 | BUSHEY CLOSE | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LF | 90 | £4,444 |
| £725,000 | 18/06/2021 | D | | | 5 | CHELMER AVENUE | | LITTLE WALTHAM | CHELMSFORD | CM3 3PB | 167 | £4,341 |
| £606,000 | 18/06/2021 | S | | | 51 | FIFTH AVENUE | | | CHELMSFORD | CM1 4HB | 140 | £4,329 |
| £495,000 | 18/06/2021 | S | | | 14 | SYLVAN CLOSE | | | CHELMSFORD | CM2 9HJ | 119 | £4,160 |
| £400,000 | 18/06/2021 | D | | | 24 | TOOK DRIVE | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RJ | 97 | £4,124 |
| £675,000 | 18/06/2021 | D | | | 10 | KINGSTON AVENUE | | | CHELMSFORD | CM2 6DP | 169 | £3,994 |
| £158,000 | 18/06/2021 | F | | | 63 | CORNFLOWER DRIVE | | | CHELMSFORD | CM1 6XZ | 40 | £3,950 |
| £250,000 | 18/06/2021 | F | | | 12 | FALCONS MEAD | | | CHELMSFORD | CM2 0NN | 64 | £3,906 |
| £412,500 | 18/06/2021 | S | | | 67 | PARK AVENUE | | | CHELMSFORD | CM1 2AB | 106 | £3,892 |
| £655,000 | 18/06/2021 | D | | | 58 | PRIORY ROAD | | BICKNACRE | CHELMSFORD | CM3 4XH | 172 | £3,808 |
| £327,500 | 18/06/2021 | T | | | 32 | CANBERRA CLOSE | | | CHELMSFORD | CM1 2EF | 87 | £3,764 |
| £360,000 | 18/06/2021 | S | | | 33 | OSPREY WAY | | | CHELMSFORD | CM2 8AP | 96 | £3,750 |
| £370,000 | 18/06/2021 | T | | | 14 | RUSHLEYDALE | | | CHELMSFORD | CM1 6JX | 100 | £3,700 |
| £330,000 | 18/06/2021 | T | | | 17 | LITTLE MEADOW | | WRITTLE | CHELMSFORD | CM1 3LQ | 90 | £3,667 |
| £307,500 | 18/06/2021 | S | | | 22 | DOWNLEAZE | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SN | 86 | £3,576 |
| £358,000 | 18/06/2021 | S | | | 60 | ALDER DRIVE | | | CHELMSFORD | CM2 9EZ | 101 | £3,545 |
| £360,000 | 18/06/2021 | S | | | 43 | ABBOTSLEIGH ROAD | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SR | 102 | £3,529 |
| £290,000 | 18/06/2021 | T | | | 33 | CHARNWOOD AVENUE | | | CHELMSFORD | CM1 2TQ | 83 | £3,494 |
| £380,000 | 18/06/2021 | S | | | 16 | HAWKHURST CLOSE | | | CHELMSFORD | CM1 2SN | 112 | £3,393 |
| £355,000 | 18/06/2021 | T | | | 9 | CHURCHILL RISE | | | CHELMSFORD | CM1 6FD | 106 | £3,349 |
| £218,000 | 18/06/2021 | F | | | 30 | THE VINEYARDS | | GREAT BADDOW | CHELMSFORD | CM2 7QS | 69 | £3,159 |
| £197,861 | 18/06/2021 | F | | 50 | MIAMI HOUSE | | | PRINCES ROAD | CHELMSFORD | CM2 9GE | 63 | £3,141 |
| £304,000 | 18/06/2021 | T | | | 8 | WINDSOR WAY | | | CHELMSFORD | CM1 2TN | 103 | £2,951 |
| £140,000 | 18/06/2021 | T | | | 16 | CONSTANCE CLOSE | | BROOMFIELD | CHELMSFORD | CM1 7BW | 57 | £2,456 |
| £450,000 | 21/06/2021 | D | | 3 | BRICKHOUSE COTTAGES | | | BRICKHOUSE LANE | CHELMSFORD | CM3 3JQ | 72 | £6,250 |
| £450,000 | 21/06/2021 | D | | | 117 | POLLARDS GREEN | | | CHELMSFORD | CM2 6UX | 85 | £5,294 |
| £740,000 | 21/06/2021 | D | | | | NEEDLES | | RIFFHAMS LANE | CHELMSFORD | CM3 4DS | 142 | £5,211 |
| £1,442,000 | 21/06/2021 | D | | | 7 | LITCHBOROUGH PARK | | LITTLE BADDOW | CHELMSFORD | CM3 4UJ | 279 | £5,168 |
| £450,000 | 21/06/2021 | S | | | 21 | THIRD AVENUE | | | CHELMSFORD | CM1 4EX | 88 | £5,114 |
| £390,000 | 21/06/2021 | S | | | 31 | AUBREY CLOSE | | | CHELMSFORD | CM1 4EJ | 77 | £5,065 |
| £432,500 | 21/06/2021 | S | | | 38 | WILSHIRE AVENUE | | SPRINGFIELD | CHELMSFORD | CM2 6QW | 87 | £4,971 |
| £332,000 | 21/06/2021 | T | | | 22 | MARCONI ROAD | | | CHELMSFORD | CM1 1QB | 68 | £4,882 |
| £522,500 | 21/06/2021 | S | | | 3 | SECOND AVENUE | | | CHELMSFORD | CM1 4ET | 110 | £4,750 |
| £220,000 | 21/06/2021 | T | | | 167 | KINGS ROAD | | | CHELMSFORD | CM1 2BA | 47 | £4,681 |
| £356,500 | 21/06/2021 | S | | | 13 | WOODHOUSE LANE | | BROOMFIELD | CHELMSFORD | CM1 7EU | 78 | £4,571 |
| £190,000 | 21/06/2021 | F | | | 5 | MELBA COURT | | WRITTLE | CHELMSFORD | CM1 3EW | 42 | £4,524 |
| £555,000 | 21/06/2021 | D | | | 47 | CORNELIUS VALE | | | CHELMSFORD | CM2 6GY | 128 | £4,336 |
| £346,500 | 21/06/2021 | D | | | 25 | BROCKENHURST WAY | | BICKNACRE | CHELMSFORD | CM3 4XN | 81 | £4,278 |
| £350,000 | 21/06/2021 | D | | | 12 | FINCHLAND VIEW | | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GA | 82 | £4,268 |

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|----------|------------|---|-----|-------------------|-----|------------------------|-----------------------|------------|---------|-----|---------|
| £560,000 | 21/06/2021 | D | | | 1 | TROTWOOD CLOSE | | CHELMSFORD | CM1 4UZ | 132 | £4,242 |
| £307,000 | 21/06/2021 | T | | | 45 | FAYREWOOD DRIVE | GREAT LEIGHS | CHELMSFORD | CM3 1GY | 73 | £4,205 |
| £355,000 | 21/06/2021 | S | | | 67 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7BU | 85 | £4,176 |
| £375,000 | 21/06/2021 | S | | | 19 | BROOMHALL ROAD | | CHELMSFORD | CM1 7HB | 91 | £4,121 |
| £777,650 | 21/06/2021 | S | | | 47 | VICARAGE ROAD | | CHELMSFORD | CM2 9BS | 192 | £4,050 |
| £870,000 | 21/06/2021 | D | | | 6 | REGIMENT GATE | SPRINGFIELD | CHELMSFORD | CM1 6BQ | 215 | £4,047 |
| £370,000 | 21/06/2021 | S | | | 150 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6ZG | 93 | £3,978 |
| £197,500 | 21/06/2021 | F | 9 | STONHAM PLACE | | CHELMER ROAD | | CHELMSFORD | CM2 6DG | 50 | £3,950 |
| £835,000 | 21/06/2021 | D | 3 | THE MANOR HOUSE | | ROXWELL ROAD | WRITTLE | CHELMSFORD | CM1 3RY | 216 | £3,866 |
| £305,000 | 21/06/2021 | T | | | 29 | SKYLARK WALK | | CHELMSFORD | CM2 8BA | 79 | £3,861 |
| £475,000 | 21/06/2021 | D | | GARDEN COTTAGE | | COOPERS LANE | GREAT LEIGHS | CHELMSFORD | CM3 1NG | 126 | £3,770 |
| £631,500 | 21/06/2021 | D | | | 25 | PAVITT MEADOW | GALLEYWOOD | CHELMSFORD | CM2 8RQ | 168 | £3,759 |
| £275,000 | 21/06/2021 | T | | | 37 | WHITEHOUSE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PF | 80 | £3,438 |
| £330,000 | 21/06/2021 | S | | | 3 | WEST AVENUE | | CHELMSFORD | CM1 2DB | 106 | £3,113 |
| £545,000 | 21/06/2021 | D | | | 21 | OLDBURY AVENUE | | CHELMSFORD | CM2 7ED | 196 | £2,781 |
| £290,000 | 21/06/2021 | D | | BIRCHWOOD HOUSE | | GOAT HALL LANE | | CHELMSFORD | CM2 8PH | 131 | £2,214 |
| £453,000 | 22/06/2021 | D | | | 6 | SEVENTH AVENUE | | CHELMSFORD | CM1 4EE | 77 | £5,883 |
| £650,000 | 22/06/2021 | D | | LITTLE CLEATOP | | SOUTH STREET | GREAT WALTHAM | CHELMSFORD | CM3 1DP | 112 | £5,804 |
| £450,000 | 22/06/2021 | D | | | 16 | BARLOWS REACH | CHELMER VILLAGE | CHELMSFORD | CM2 6QA | 90 | £5,000 |
| £950,000 | 22/06/2021 | D | | HOWDENS | | PLUMPTRE LANE | DANBURY | CHELMSFORD | CM3 4JL | 193 | £4,922 |
| £611,000 | 22/06/2021 | D | | | 33 | DAEN INGAS | DANBURY | CHELMSFORD | CM3 4DB | 135 | £4,526 |
| £375,000 | 22/06/2021 | S | 1 | LORDSHIP COTTAGES | | LORDSHIP ROAD | WRITTLE | CHELMSFORD | CM1 3RP | 87 | £4,310 |
| £340,000 | 22/06/2021 | T | | | 57 | HAWFINCH WALK | | CHELMSFORD | CM2 8BE | 83 | £4,096 |
| £190,000 | 22/06/2021 | F | | | 102 | BRADFORD STREET | | CHELMSFORD | CM2 0XU | 47 | £4,043 |
| £347,500 | 22/06/2021 | T | | | 45 | SHEPPARD DRIVE | | CHELMSFORD | CM2 6QE | 95 | £3,658 |
| £307,000 | 22/06/2021 | T | | | 288 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9LH | 85 | £3,612 |
| £290,000 | 22/06/2021 | S | | | 51 | BUTTERFIELD ROAD | BOREHAM | CHELMSFORD | CM3 3BS | 83 | £3,494 |
| £115,000 | 22/06/2021 | F | 117 | HAVENCOURT | | VICTORIA ROAD | | CHELMSFORD | CM1 1EA | 34 | £3,382 |
| £560,000 | 23/06/2021 | D | | | 14 | CHIGNAL ROAD | | CHELMSFORD | CM1 2JB | N/A | #VALUE! |
| £380,000 | 23/06/2021 | T | | | 15 | HAMLET ROAD | | CHELMSFORD | CM2 0EU | 74 | £5,135 |
| £790,000 | 23/06/2021 | S | | | 682 | GALLEYWOOD ROAD | | CHELMSFORD | CM2 8BY | 154 | £5,130 |
| £910,000 | 23/06/2021 | D | | | 107 | LONGSTOMPS AVENUE | | CHELMSFORD | CM2 9BZ | 179 | £5,084 |
| £550,000 | 23/06/2021 | D | | | 9 | BRIDGE CROFT | HOWE STREET | CHELMSFORD | CM3 1RE | 112 | £4,911 |
| £413,000 | 23/06/2021 | D | | | 9 | ORCHARD WAY | BOREHAM | CHELMSFORD | CM3 3GQ | 90 | £4,589 |
| £575,000 | 23/06/2021 | D | | | 5 | GREAT GODFREYS | WRITTLE | CHELMSFORD | CM1 3PQ | 128 | £4,492 |
| £395,000 | 23/06/2021 | S | | | 57 | BUTTERFIELD ROAD | BOREHAM | CHELMSFORD | CM3 3BS | 88 | £4,489 |
| £611,000 | 23/06/2021 | D | | | 22 | BEELEIGH LINK | | CHELMSFORD | CM2 6RG | 137 | £4,460 |
| £160,000 | 23/06/2021 | F | | | 148 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 36 | £4,444 |
| £312,500 | 23/06/2021 | S | | | 21 | HALLOWELL DOWN | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FS | 72 | £4,340 |
| £507,500 | 23/06/2021 | S | | | 34 | DANBURY PALACE DRIVE | DANBURY | CHELMSFORD | CM3 4FA | 117 | £4,338 |
| £535,000 | 23/06/2021 | S | | | 19 | CAMPBELL CLOSE | | CHELMSFORD | CM2 9BE | 127 | £4,213 |
| £345,000 | 23/06/2021 | T | | | 39 | PETUNIA CRESCENT | | CHELMSFORD | CM1 6YP | 82 | £4,207 |
| £310,000 | 23/06/2021 | T | | | 6 | MAGNOLIA CLOSE | | CHELMSFORD | CM2 9HU | 74 | £4,189 |
| £450,000 | 23/06/2021 | D | | | 8 | OLDBURY AVENUE | | CHELMSFORD | CM2 7EB | 108 | £4,167 |
| £428,000 | 23/06/2021 | D | | | 3 | PETERSFIELD | | CHELMSFORD | CM1 4EP | 105 | £4,076 |
| £245,000 | 23/06/2021 | F | | | 68 | EGLINTON DRIVE | | CHELMSFORD | CM2 6YL | 63 | £3,889 |
| £263,550 | 23/06/2021 | T | | | 21 | VIOLET CLOSE | | CHELMSFORD | CM1 6XG | 68 | £3,876 |
| £565,000 | 23/06/2021 | D | | | 12 | GORDON CARLTON GARDENS | SPRINGFIELD | CHELMSFORD | CM1 6AY | 152 | £3,717 |
| £494,000 | 23/06/2021 | T | | | 79 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GU | 161 | £3,068 |

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|----------|------------|---|--------------------------|-----|------------------------|-----------------------|------------|---------|-----|--------|
| £935,000 | 24/06/2021 | D | | 61 | STONEHILL ROAD | ROXWELL | CHELMSFORD | CM1 4NS | 156 | £5,994 |
| £485,000 | 24/06/2021 | D | HEATHER COTTAGE | | NORTH HILL | LITTLE BADDOW | CHELMSFORD | CM3 4TE | 85 | £5,706 |
| £420,000 | 24/06/2021 | D | | 141 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6GJ | 75 | £5,600 |
| £500,000 | 24/06/2021 | S | | 2 | HULLS LANE | SANDON | CHELMSFORD | CM2 7SA | 90 | £5,556 |
| £355,000 | 24/06/2021 | S | | 222 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NY | 69 | £5,145 |
| £440,000 | 24/06/2021 | T | | 28 | HARDY CLOSE | | CHELMSFORD | CM1 1AE | 86 | £5,116 |
| £575,000 | 24/06/2021 | D | | 60 | THE SPINNAKER | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GL | 116 | £4,957 |
| £620,000 | 24/06/2021 | S | | 21 | ST JOHNS AVENUE | | CHELMSFORD | CM2 0UB | 127 | £4,882 |
| £685,000 | 24/06/2021 | D | | 23 | GOODIER ROAD | | CHELMSFORD | CM1 2GG | 142 | £4,824 |
| £500,000 | 24/06/2021 | T | | 67 | FIFTH AVENUE | | CHELMSFORD | CM1 4HB | 105 | £4,762 |
| £237,000 | 24/06/2021 | F | | 21 | GOODWIN CLOSE | | CHELMSFORD | CM2 9GX | 50 | £4,740 |
| £245,000 | 24/06/2021 | F | | 204 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0RU | 52 | £4,712 |
| £280,000 | 24/06/2021 | F | 51 ARMSTRONG GIBBS COURT | | THE CAUSEWAY | GREAT BADDOW | CHELMSFORD | CM2 7FR | 60 | £4,667 |
| £469,000 | 24/06/2021 | S | | 156 | CHELMER ROAD | | CHELMSFORD | CM2 6AB | 102 | £4,598 |
| £367,500 | 24/06/2021 | S | | 11 | OAK MANOR VIEW | GREAT LEIGHS | CHELMSFORD | CM3 1GZ | 83 | £4,428 |
| £103,000 | 24/06/2021 | F | 19 WINGROVE COURT | | BROOMFIELD ROAD | | CHELMSFORD | CM1 4ES | 24 | £4,292 |
| £630,000 | 24/06/2021 | D | | 40 | MAIN ROAD | DANBURY | CHELMSFORD | CM3 4NQ | 150 | £4,200 |
| £285,000 | 24/06/2021 | T | | 1 | CHRISTY AVENUE | | CHELMSFORD | CM1 2BG | 70 | £4,071 |
| £447,500 | 24/06/2021 | S | | 36 | BEECHES CRESCENT | | CHELMSFORD | CM1 2FU | 110 | £4,068 |
| £189,000 | 24/06/2021 | F | | 100 | BRADFORD STREET | | CHELMSFORD | CM2 0XU | 47 | £4,021 |
| £395,000 | 24/06/2021 | S | | 16 | ALBERT ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LP | 100 | £3,950 |
| £367,000 | 24/06/2021 | S | | 23 | MEADGATE AVENUE | | CHELMSFORD | CM2 7ND | 96 | £3,823 |
| £170,000 | 24/06/2021 | F | | 5 | PEASE PLACE | EAST HANNINGFIELD | CHELMSFORD | CM3 8UZ | 45 | £3,778 |
| £481,000 | 24/06/2021 | D | | 51 | BEELEIGH LINK | | CHELMSFORD | CM2 6PH | 130 | £3,700 |
| £150,000 | 24/06/2021 | F | | 139 | CORNFLOWER DRIVE | | CHELMSFORD | CM1 6XZ | 49 | £3,061 |
| £260,000 | 24/06/2021 | T | | 39 | WALLASEA GARDENS | | CHELMSFORD | CM1 6JY | 87 | £2,989 |
| £590,000 | 25/06/2021 | D | | 119 | WRITTLE ROAD | | CHELMSFORD | CM1 3BP | 83 | £7,108 |
| £183,500 | 25/06/2021 | T | 40A | | MALTESE ROAD | | CHELMSFORD | CM1 2PA | 27 | £6,796 |
| £685,000 | 25/06/2021 | D | | 3 | VALLETTA CLOSE | | CHELMSFORD | CM1 2PT | 116 | £5,905 |
| £343,000 | 25/06/2021 | S | | 17 | STEWART ROAD | | CHELMSFORD | CM2 9BA | 59 | £5,814 |
| £500,000 | 25/06/2021 | D | VICTORIA HOUSE | | VICTORIA ROAD | WRITTLE | CHELMSFORD | CM1 3PB | 89 | £5,618 |
| £482,500 | 25/06/2021 | D | | 61 | POLLARDS GREEN | | CHELMSFORD | CM2 6UL | 86 | £5,610 |
| £875,000 | 25/06/2021 | D | | 68 | VICARAGE LANE | GREAT BADDOW | CHELMSFORD | CM2 8HY | 156 | £5,609 |
| £560,000 | 25/06/2021 | D | | 90 | SCHOOL LANE | BROOMFIELD | CHELMSFORD | CM1 7DS | 100 | £5,600 |
| £865,000 | 25/06/2021 | D | | 16 | REDWOOD DRIVE | WRITTLE | CHELMSFORD | CM1 3LY | 164 | £5,274 |
| £537,000 | 25/06/2021 | D | | 2 | ARUN CLOSE | | CHELMSFORD | CM1 7QE | 102 | £5,265 |
| £655,000 | 25/06/2021 | D | | 18 | VICARAGE LANE | GREAT BADDOW | CHELMSFORD | CM2 8JA | 128 | £5,117 |
| £342,000 | 25/06/2021 | T | | 41 | NEW ROAD | GREAT BADDOW | CHELMSFORD | CM2 7QT | 68 | £5,029 |
| £407,000 | 25/06/2021 | S | | 19 | RIDDIFORD DRIVE | | CHELMSFORD | CM1 2GB | 81 | £5,025 |
| £700,000 | 25/06/2021 | D | BRYONY HOUSE | | MAIN ROAD | FORD END | CHELMSFORD | CM3 1LL | 140 | £5,000 |
| £195,000 | 25/06/2021 | T | | 67 | COLYERS REACH | | CHELMSFORD | CM2 6RW | 40 | £4,875 |
| £710,000 | 25/06/2021 | D | LOGUIVY | | MAYES LANE | SANDON | CHELMSFORD | CM2 7RP | 147 | £4,830 |
| £315,000 | 25/06/2021 | T | | 34 | GOLDING THOROUGHFARE | | CHELMSFORD | CM2 6TU | 67 | £4,701 |
| £725,000 | 25/06/2021 | D | | 7 | BUCKLAND GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AN | 155 | £4,677 |
| £425,000 | 25/06/2021 | S | | 74 | WOOD STREET | | CHELMSFORD | CM2 9FQ | 91 | £4,670 |
| £847,500 | 25/06/2021 | D | CHERRY TREES | | WELL LANE | DANBURY | CHELMSFORD | CM3 4AB | 183 | £4,631 |
| £300,000 | 25/06/2021 | F | | 13 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 65 | £4,615 |
| £330,000 | 25/06/2021 | S | | 37 | SPRINGFIELD PARK ROAD | | CHELMSFORD | CM2 6EB | 72 | £4,583 |
| £630,000 | 25/06/2021 | D | | 109 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3ND | 138 | £4,565 |

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|------------|------------|---|--------|-----------------|--------------------|-----------------------|------------|---------|-----|--------|
| £178,000 | 25/06/2021 | T | | 32 | COLYERS REACH | | CHELMSFORD | CM2 6RN | 39 | £4,564 |
| £518,000 | 25/06/2021 | S | | 36 | LYNMOUTH AVENUE | | CHELMSFORD | CM2 0TR | 114 | £4,544 |
| £185,000 | 25/06/2021 | F | | 81 | BEELEIGH LINK | | CHELMSFORD | CM2 6PH | 41 | £4,512 |
| £365,000 | 25/06/2021 | S | | 19 | GLADDEN FIELDS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AH | 81 | £4,506 |
| £215,000 | 25/06/2021 | F | 18 | BAILEY COURT | NEW WRITTLE STREET | | CHELMSFORD | CM2 0FS | 48 | £4,479 |
| £290,000 | 25/06/2021 | T | | 16 | BLACKWOOD CHINE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FZ | 66 | £4,394 |
| £337,500 | 25/06/2021 | F | | 35 | CENTENARY WAY | SPRINGFIELD | CHELMSFORD | CM1 6AU | 77 | £4,383 |
| £385,000 | 25/06/2021 | S | | 95 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BA | 89 | £4,326 |
| £375,000 | 25/06/2021 | T | | 31 | SYCAMORE WAY | | CHELMSFORD | CM2 9LZ | 88 | £4,261 |
| £346,000 | 25/06/2021 | S | | 102 | LONGFIELD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JJ | 82 | £4,220 |
| £580,000 | 25/06/2021 | D | | 24 | TAPLEY ROAD | | CHELMSFORD | CM1 4XY | 138 | £4,203 |
| £520,000 | 25/06/2021 | S | | 5 | HILLSIDE GROVE | | CHELMSFORD | CM2 9DA | 124 | £4,194 |
| £415,000 | 25/06/2021 | F | FLAT 3 | THE LAWNES | THE TYE | EAST HANNINGFIELD | CHELMSFORD | CM3 8AE | 99 | £4,192 |
| £304,000 | 25/06/2021 | T | | 267 | AVON ROAD | | CHELMSFORD | CM1 2LB | 73 | £4,164 |
| £310,000 | 25/06/2021 | T | | 38 | ORCHARD STREET | | CHELMSFORD | CM2 0HD | 76 | £4,079 |
| £418,000 | 25/06/2021 | D | | 2 | ALBERT ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LP | 104 | £4,019 |
| £329,000 | 25/06/2021 | T | | 22 | FIRTREE RISE | | CHELMSFORD | CM2 9HS | 82 | £4,012 |
| £320,000 | 25/06/2021 | F | 9 | ALEXANDRA COURT | CHURCH STREET | GREAT BADDOW | CHELMSFORD | CM2 7HY | 80 | £4,000 |
| £235,000 | 25/06/2021 | F | | 15 | SPRINGFIELD BASIN | | CHELMSFORD | CM2 6YQ | 59 | £3,983 |
| £412,500 | 25/06/2021 | S | | 3 | PANDAN CLOSE | WEST HANNINGFIELD | CHELMSFORD | CM2 8FP | 104 | £3,966 |
| £380,000 | 25/06/2021 | S | | 24 | COLLINGWOOD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YB | 98 | £3,878 |
| £220,000 | 25/06/2021 | F | 4 | STONHAM PLACE | CHELMER ROAD | | CHELMSFORD | CM2 6DG | 57 | £3,860 |
| £715,000 | 25/06/2021 | D | | 10 | CHALKLANDS | SANDON | CHELMSFORD | CM2 7TH | 186 | £3,844 |
| £305,000 | 25/06/2021 | T | | 1 | CHELMER ROAD | | CHELMSFORD | CM2 6NH | 80 | £3,813 |
| £342,000 | 25/06/2021 | T | | 218 | RAINSFORD ROAD | | CHELMSFORD | CM1 2PD | 90 | £3,800 |
| £1,030,000 | 25/06/2021 | D | | | BANBURY SQUARE | GREAT WALTHAM | CHELMSFORD | CM3 1FD | 273 | £3,773 |
| £358,500 | 25/06/2021 | D | | 16 | CROUCH BECK | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JY | 96 | £3,734 |
| £1,075,000 | 25/06/2021 | D | | | BACK LANE | EAST HANNINGFIELD | CHELMSFORD | CM3 8BL | 288 | £3,733 |
| £530,000 | 25/06/2021 | D | | 26 | EMBERSON CROFT | | CHELMSFORD | CM1 4FD | 142 | £3,732 |
| £540,000 | 25/06/2021 | S | | 39 | GOODWIN CLOSE | | CHELMSFORD | CM2 9GX | 145 | £3,724 |
| £401,000 | 25/06/2021 | S | | 24 | CHESTNUT WALK | | CHELMSFORD | CM1 4JU | 108 | £3,713 |
| £678,000 | 25/06/2021 | D | | 8 | CORNELIUS VALE | | CHELMSFORD | CM2 6YF | 184 | £3,685 |
| £235,000 | 25/06/2021 | F | | 13 | AMCOTES PLACE | | CHELMSFORD | CM2 9HZ | 64 | £3,672 |
| £491,000 | 25/06/2021 | T | | 4 | DUKES WOOD CLOSE | BOREHAM | CHELMSFORD | CM3 3FT | 135 | £3,637 |
| £197,500 | 25/06/2021 | F | | 126 | CHELWATER | GREAT BADDOW | CHELMSFORD | CM2 7UR | 55 | £3,591 |
| £190,000 | 25/06/2021 | F | | 64 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GH | 53 | £3,585 |
| £785,000 | 25/06/2021 | D | | | MARGARETTING ROAD | GALLEYWOOD | CHELMSFORD | CM2 8TS | 234 | £3,355 |
| £342,000 | 25/06/2021 | T | | 57 | CANDYTUFT ROAD | SPRINGFIELD | CHELMSFORD | CM1 6YS | 102 | £3,353 |
| £430,000 | 25/06/2021 | D | | 27 | HOYNORS | DANBURY | CHELMSFORD | CM3 4RL | 131 | £3,282 |
| £317,500 | 25/06/2021 | S | | 12 | CLAYPITS ROAD | BOREHAM | CHELMSFORD | CM3 3BZ | 97 | £3,273 |
| £690,000 | 25/06/2021 | T | | 18 | ARLINGTON SQUARE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7BF | 221 | £3,122 |
| £510,000 | 25/06/2021 | D | | 71 | LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3JL | 164 | £3,110 |
| £430,000 | 25/06/2021 | T | | 191 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GW | 157 | £2,739 |
| £243,000 | 25/06/2021 | F | | 73 | WHEATFIELD WAY | | CHELMSFORD | CM1 2RB | 93 | £2,613 |
| £88,500 | 25/06/2021 | F | | 69 | CENTENARY WAY | SPRINGFIELD | CHELMSFORD | CM1 6AU | 71 | £1,246 |
| £347,000 | 28/06/2021 | S | | 32 | SKERRY RISE | | CHELMSFORD | CM1 4EG | 54 | £6,426 |
| £455,000 | 28/06/2021 | S | | 55 | LONGSHOTS CLOSE | | CHELMSFORD | CM1 7DU | 71 | £6,408 |
| £532,000 | 28/06/2021 | S | | 28 | SIXTH AVENUE | | CHELMSFORD | CM1 4ED | 86 | £6,186 |
| £285,000 | 28/06/2021 | T | | 21 | PRIMULA WAY | | CHELMSFORD | CM1 6QT | 48 | £5,938 |

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| £500,000 | 28/06/2021 | S | | 13 | CANFORD CLOSE | | CHELMSFORD | CM2 9RG | 87 | £5,747 |
| £327,500 | 28/06/2021 | S | 12A | | RUBENS GATE | | CHELMSFORD | CM1 6GN | 57 | £5,746 |
| £685,000 | 28/06/2021 | D | | 37 | SEVENTH AVENUE | | CHELMSFORD | CM1 4EE | 127 | £5,394 |
| £450,000 | 28/06/2021 | S | | 234 | BROOMFIELD ROAD | | CHELMSFORD | CM1 4DY | 85 | £5,294 |
| £346,000 | 28/06/2021 | T | | 4 | STEAMER TERRACE | | CHELMSFORD | CM1 1QP | 66 | £5,242 |
| £555,000 | 28/06/2021 | S | | 42 | FIFTH AVENUE | | CHELMSFORD | CM1 4HD | 106 | £5,236 |
| £360,000 | 28/06/2021 | S | | 23 | BROOK HILL | LITTLE WALTHAM | CHELMSFORD | CM3 3LN | 70 | £5,143 |
| £526,000 | 28/06/2021 | D | | 53 | POLLARDS GREEN | | CHELMSFORD | CM2 6UH | 108 | £4,870 |
| £475,000 | 28/06/2021 | D | | 77 | FOXHOLES ROAD | | CHELMSFORD | CM2 7HS | 98 | £4,847 |
| £930,000 | 28/06/2021 | D | | 12 | DALRYMPLE CLOSE | | CHELMSFORD | CM1 7RF | 195 | £4,769 |
| £280,000 | 28/06/2021 | F | | 49 | FOURTH AVENUE | | CHELMSFORD | CM1 4EZ | 59 | £4,746 |
| £460,000 | 28/06/2021 | S | | 1 | WILLIE SEWELL LINK | SPRINGFIELD | CHELMSFORD | CM1 6BP | 97 | £4,742 |
| £385,000 | 28/06/2021 | S | | 149 | BEEHIVE LANE | | CHELMSFORD | CM2 9SG | 82 | £4,695 |
| £519,000 | 28/06/2021 | S | | 10 | BURNELL GATE | | CHELMSFORD | CM1 6ED | 111 | £4,676 |
| £300,000 | 28/06/2021 | S | | 54 | EAST BRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SD | 65 | £4,615 |
| £390,000 | 28/06/2021 | T | | 53 | TAVISTOCK ROAD | SPRINGFIELD | CHELMSFORD | CM1 6JN | 85 | £4,588 |
| £471,500 | 28/06/2021 | D | | 28 | SIDMOUTH ROAD | | CHELMSFORD | CM1 6LR | 103 | £4,578 |
| £535,000 | 28/06/2021 | D | | 9 | COURT ROAD | BROOMFIELD | CHELMSFORD | CM1 7EW | 118 | £4,534 |
| £222,500 | 28/06/2021 | F | | 41 | THAMES AVENUE | | CHELMSFORD | CM1 2LN | 50 | £4,450 |
| £360,000 | 28/06/2021 | S | | 6 | MAPLE DRIVE | | CHELMSFORD | CM2 9HP | 81 | £4,444 |
| £300,000 | 28/06/2021 | T | | 44 | SHEPPARD DRIVE | | CHELMSFORD | CM2 6QE | 68 | £4,412 |
| £237,500 | 28/06/2021 | F | | 104 | CHELMER ROAD | | CHELMSFORD | CM2 6AB | 54 | £4,398 |
| £510,000 | 28/06/2021 | S | | 74 | LONGSTOMPS AVENUE | | CHELMSFORD | CM2 9LB | 116 | £4,397 |
| £350,000 | 28/06/2021 | T | | 125 | HUNTS DRIVE | WRITTLE | CHELMSFORD | CM1 3HQ | 81 | £4,321 |
| £370,000 | 28/06/2021 | D | | 13 | MIMOSA CLOSE | | CHELMSFORD | CM1 6NW | 86 | £4,302 |
| £360,000 | 28/06/2021 | D | | 2 | NICKLEBY ROAD | | CHELMSFORD | CM1 4UL | 84 | £4,286 |
| £182,000 | 28/06/2021 | T | | 43 | TUGBY PLACE | | CHELMSFORD | CM1 4XL | 43 | £4,233 |
| £540,000 | 28/06/2021 | T | | 24 | FLEETWOOD SQUARE | SPRINGFIELD | CHELMSFORD | CM1 6AQ | 130 | £4,154 |
| £293,000 | 28/06/2021 | T | | 3 | WOOD LEYS | | CHELMSFORD | CM1 4FG | 73 | £4,014 |
| £407,500 | 28/06/2021 | S | | 15 | ROLAND CLOSE | BROOMFIELD | CHELMSFORD | CM1 7ED | 102 | £3,995 |
| £345,000 | 28/06/2021 | T | | 165 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BB | 88 | £3,920 |
| £445,000 | 28/06/2021 | D | | 15 | JACARANDA CLOSE | | CHELMSFORD | CM1 6NN | 114 | £3,904 |
| £315,000 | 28/06/2021 | S | | 11 | ROTHBURY ROAD | | CHELMSFORD | CM1 3DD | 84 | £3,750 |
| £500,000 | 28/06/2021 | S | | 130 | CHELMER ROAD | | CHELMSFORD | CM2 6AB | 134 | £3,731 |
| £440,000 | 28/06/2021 | S | | 50 | BADEN POWELL CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7GA | 119 | £3,697 |
| £358,000 | 28/06/2021 | S | | 140 | SUNRISE AVENUE | | CHELMSFORD | CM1 4JR | 97 | £3,691 |
| £450,000 | 28/06/2021 | D | | 26 | FAYREWOOD DRIVE | GREAT LEIGHS | CHELMSFORD | CM3 1GY | 123 | £3,659 |
| £590,000 | 28/06/2021 | D | LYCHGATE HOUSE | | BACK LANE | FORD END | CHELMSFORD | CM3 1LG | 162 | £3,642 |
| £235,000 | 28/06/2021 | F | | 56 | PEMBROKE PLACE | | CHELMSFORD | CM1 4AT | 70 | £3,357 |
| £291,000 | 28/06/2021 | T | | 101 | NOAKES AVENUE | | CHELMSFORD | CM2 8EW | 87 | £3,345 |
| £330,000 | 28/06/2021 | F | | 9 | SCOTTS WALK | | CHELMSFORD | CM1 2HB | 99 | £3,333 |
| £205,000 | 28/06/2021 | F | | 159 | WOODHALL ROAD | | CHELMSFORD | CM1 4AF | 62 | £3,306 |
| £1,350,000 | 29/06/2021 | D | | 28 | MALDON ROAD | DANBURY | CHELMSFORD | CM3 4QH | N/A | #VALUE! |
| £265,000 | 29/06/2021 | T | | 47 | SUNRISE AVENUE | | CHELMSFORD | CM1 4JN | N/A | #VALUE! |
| £710,000 | 29/06/2021 | D | | 55 | VICARAGE ROAD | | CHELMSFORD | CM2 9BT | 115 | £6,174 |
| £450,000 | 29/06/2021 | D | | 16 | SUTTON MEAD | | CHELMSFORD | CM2 6QB | 76 | £5,921 |
| £325,000 | 29/06/2021 | S | | 34 | TYTHE CLOSE | | CHELMSFORD | CM1 6SU | 57 | £5,702 |
| £870,000 | 29/06/2021 | D | LYNDHURST | | RINGTAIL GREEN | FORD END | CHELMSFORD | CM3 1LW | 153 | £5,686 |
| £710,000 | 29/06/2021 | D | BRADSTOWE | | THE COMMON | DANBURY | CHELMSFORD | CM3 4EE | 128 | £5,547 |

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|------------|------------|---|----|-------------------|---------------------|-----------------------|------------|---------|-----|--------|
| £910,000 | 29/06/2021 | D | | GILL HOUSE | RUNSELL GREEN | DANBURY | CHELMSFORD | CM3 4QZ | 166 | £5,482 |
| £855,000 | 29/06/2021 | D | | WOODVIEW | WOODHILL ROAD | SANDON | CHELMSFORD | CM2 7SE | 156 | £5,481 |
| £460,000 | 29/06/2021 | D | | | 8 THE CRESCENT | LITTLE LEIGHS | CHELMSFORD | CM3 1LY | 84 | £5,476 |
| £320,000 | 29/06/2021 | T | 21 | OLD COURT | ARBOUR LANE | | CHELMSFORD | CM1 7UF | 59 | £5,424 |
| £485,000 | 29/06/2021 | D | | | 55 CARRIAGE DRIVE | | CHELMSFORD | CM1 6UY | 91 | £5,330 |
| £185,000 | 29/06/2021 | F | | | 68 STAPLEFORD CLOSE | | CHELMSFORD | CM2 0RB | 36 | £5,139 |
| £435,000 | 29/06/2021 | S | | | 24 AVENUE ROAD | | CHELMSFORD | CM2 9TY | 87 | £5,000 |
| £650,000 | 29/06/2021 | D | | | 7 ST CLERES WAY | DANBURY | CHELMSFORD | CM3 4AE | 133 | £4,887 |
| £200,000 | 29/06/2021 | T | | | 78 BROCKENHURST WAY | BICKNACRE | CHELMSFORD | CM3 4XW | 41 | £4,878 |
| £390,000 | 29/06/2021 | T | | | 57 GOODWIN CLOSE | | CHELMSFORD | CM2 9GX | 80 | £4,875 |
| £360,000 | 29/06/2021 | T | 10 | CAUSEWAY COTTAGES | HIGHWOOD ROAD | WRITTLE | CHELMSFORD | CM1 3PR | 76 | £4,737 |
| £525,000 | 29/06/2021 | D | | | 13 LAWN LANE | | CHELMSFORD | CM1 6NP | 111 | £4,730 |
| £250,000 | 29/06/2021 | F | | | 98 STAPLEFORD CLOSE | | CHELMSFORD | CM2 0QX | 53 | £4,717 |
| £360,000 | 29/06/2021 | S | | | 16 TOOK DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RJ | 77 | £4,675 |
| £350,000 | 29/06/2021 | T | | | 14 GROVE ROAD | | CHELMSFORD | CM2 0EY | 75 | £4,667 |
| £705,000 | 29/06/2021 | S | | | 140 VICARAGE ROAD | | CHELMSFORD | CM2 9BT | 152 | £4,638 |
| £900,000 | 29/06/2021 | D | | | 11 DILSTON | DANBURY | CHELMSFORD | CM3 4RN | 201 | £4,478 |
| £295,000 | 29/06/2021 | T | | | 3 FANNERS GREEN | GREAT WALTHAM | CHELMSFORD | CM3 1EA | 66 | £4,470 |
| £555,000 | 29/06/2021 | S | | | 2 THE AVENUE | DANBURY | CHELMSFORD | CM3 4QN | 126 | £4,405 |
| £232,500 | 29/06/2021 | F | | | 18 GOODIER ROAD | | CHELMSFORD | CM1 2GG | 53 | £4,387 |
| £1,475,000 | 29/06/2021 | D | | | 31 SHARDELOW AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6BG | 337 | £4,377 |
| £410,000 | 29/06/2021 | S | | | 8 DROOD CLOSE | | CHELMSFORD | CM1 4XX | 94 | £4,362 |
| £450,000 | 29/06/2021 | S | | | 40 HILL VIEW ROAD | | CHELMSFORD | CM1 7RX | 104 | £4,327 |
| £375,000 | 29/06/2021 | D | | | 173 BEELEIGH LINK | | CHELMSFORD | CM2 6PH | 87 | £4,310 |
| £560,000 | 29/06/2021 | D | | | 30 HAVISHAM WAY | | CHELMSFORD | CM1 4UY | 130 | £4,308 |
| £370,000 | 29/06/2021 | S | | | 23 WHYVERNE CLOSE | | CHELMSFORD | CM1 6UE | 86 | £4,302 |
| £390,000 | 29/06/2021 | S | | | 56 LONGFIELD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JL | 92 | £4,239 |
| £177,000 | 29/06/2021 | F | | | 29 BODMIN ROAD | | CHELMSFORD | CM1 6LJ | 42 | £4,214 |
| £352,000 | 29/06/2021 | T | | | 33 ROTHBURY ROAD | | CHELMSFORD | CM1 3DD | 84 | £4,190 |
| £345,000 | 29/06/2021 | T | | | 21 SHIRE CLOSE | | CHELMSFORD | CM1 6FW | 84 | £4,107 |
| £329,995 | 29/06/2021 | T | | | 31 CORNFLOWER DRIVE | | CHELMSFORD | CM1 6XY | 81 | £4,074 |
| £535,000 | 29/06/2021 | T | | | 128 MOULSHAM STREET | | CHELMSFORD | CM2 0JW | 133 | £4,023 |
| £350,000 | 29/06/2021 | T | | | 33 PARKLANDS DRIVE | | CHELMSFORD | CM1 7RJ | 88 | £3,977 |
| £525,000 | 29/06/2021 | S | | | 8 AUGUSTINE WAY | BICKNACRE | CHELMSFORD | CM3 4ET | 132 | £3,977 |
| £440,000 | 29/06/2021 | D | | | 6 KING EDWARDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PQ | 112 | £3,929 |
| £179,000 | 29/06/2021 | F | | | 178 TYLERS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 47 | £3,809 |
| £910,000 | 29/06/2021 | D | | | 16 GABLEFIELDS | SANDON | CHELMSFORD | CM2 7SP | 245 | £3,714 |
| £330,250 | 29/06/2021 | T | | | 1 WOLMERS HEY | GREAT WALTHAM | CHELMSFORD | CM3 1DA | 89 | £3,711 |
| £315,000 | 29/06/2021 | T | | | 8 CHATLEY ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1NU | 85 | £3,706 |
| £327,500 | 29/06/2021 | S | | | 20 ARNHAM ROAD | | CHELMSFORD | CM1 2EN | 90 | £3,639 |
| £315,000 | 29/06/2021 | S | | | 580 LINNET DRIVE | | CHELMSFORD | CM2 8AW | 89 | £3,539 |
| £662,500 | 29/06/2021 | D | | | 130 FAIRWAY DRIVE | | CHELMSFORD | CM3 3FH | 189 | £3,505 |
| £460,000 | 29/06/2021 | D | | | 10 GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WX | 138 | £3,333 |
| £385,000 | 29/06/2021 | T | | | 88 CROMPTON STREET | | CHELMSFORD | CM1 3GP | 123 | £3,130 |
| £220,000 | 29/06/2021 | F | | | 30 LAMBOURNE CHASE | | CHELMSFORD | CM2 9FF | 72 | £3,056 |
| £200,000 | 29/06/2021 | F | | | 112 TALLOW GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 81 | £2,469 |
| £425,000 | 30/06/2021 | S | | | 31 BEECHES ROAD | | CHELMSFORD | CM1 2RX | 54 | £7,870 |
| £315,000 | 30/06/2021 | S | | | 11 LAKIN CLOSE | | CHELMSFORD | CM2 6RU | 44 | £7,159 |
| £495,000 | 30/06/2021 | S | | | 195 BEEHIVE LANE | | CHELMSFORD | CM2 9SH | 74 | £6,689 |

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|------------|------------|---|----------------------|-----------------|------------------------|-----------------------|------------|---------|-----|--------|
| £365,000 | 30/06/2021 | T | | 4 | CORNFLOWER DRIVE | | CHELMSFORD | CM1 6XY | 63 | £5,794 |
| £1,205,000 | 30/06/2021 | D | FIELD HOUSE | | WHEELERS HILL | LITTLE WALTHAM | CHELMSFORD | CM3 3LY | 211 | £5,711 |
| £495,000 | 30/06/2021 | S | LITTLE BROOK COTTAGE | | CHURCH ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UJ | 87 | £5,690 |
| £415,000 | 30/06/2021 | D | | 1 | ATTWOODS CLOSE | GALLEYWOOD | CHELMSFORD | CM2 8QJ | 73 | £5,685 |
| £540,000 | 30/06/2021 | D | | 49 | HOPPING JACKS LANE | DANBURY | CHELMSFORD | CM3 4PJ | 95 | £5,684 |
| £402,500 | 30/06/2021 | D | | 41 | MENISH WAY | | CHELMSFORD | CM2 6RT | 71 | £5,669 |
| £665,000 | 30/06/2021 | S | | 13 | LONGSTOMPS AVENUE | | CHELMSFORD | CM2 9BY | 118 | £5,636 |
| £320,000 | 30/06/2021 | T | | 6 | STEAMER TERRACE | | CHELMSFORD | CM1 1QP | 57 | £5,614 |
| £1,120,000 | 30/06/2021 | D | | 99 | LONGSTOMPS AVENUE | | CHELMSFORD | CM2 9BZ | 201 | £5,572 |
| £370,000 | 30/06/2021 | D | | 4 | CLARENCE CLOSE | | CHELMSFORD | CM2 6SE | 67 | £5,522 |
| £397,000 | 30/06/2021 | D | | 11 | MEARNS PLACE | | CHELMSFORD | CM2 6TT | 72 | £5,514 |
| £451,000 | 30/06/2021 | S | | 9 | HEATH DRIVE | | CHELMSFORD | CM2 9HB | 82 | £5,500 |
| £495,000 | 30/06/2021 | D | | 35 | MAYFIELD ROAD | WRITTLE | CHELMSFORD | CM1 3EJ | 92 | £5,380 |
| £550,000 | 30/06/2021 | D | | 7 | PEARTREE LANE | DANBURY | CHELMSFORD | CM3 4LS | 103 | £5,340 |
| £570,000 | 30/06/2021 | S | | 16 | GAINSBOROUGH CRESCENT | | CHELMSFORD | CM2 6DJ | 107 | £5,327 |
| £510,000 | 30/06/2021 | D | | 8 | PALMERS CROFT | | CHELMSFORD | CM2 6SR | 96 | £5,313 |
| £535,000 | 30/06/2021 | D | | 13 | CARRON MEAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GH | 102 | £5,245 |
| £615,000 | 30/06/2021 | D | | 10 | MILDMAYS | DANBURY | CHELMSFORD | CM3 4DP | 118 | £5,212 |
| £380,000 | 30/06/2021 | T | | 14 | CYPRESS DRIVE | | CHELMSFORD | CM2 9LU | 73 | £5,205 |
| £433,000 | 30/06/2021 | D | | 44 | WICKHAM CRESCENT | | CHELMSFORD | CM1 4WD | 84 | £5,155 |
| £380,000 | 30/06/2021 | D | | 2 | CONSTANCE CLOSE | BROOMFIELD | CHELMSFORD | CM1 7BW | 74 | £5,135 |
| £334,400 | 30/06/2021 | D | | 7 | BANDHILLS CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JW | 66 | £5,067 |
| £728,000 | 30/06/2021 | D | | 7 | MONTAGU GARDENS | | CHELMSFORD | CM1 6EB | 144 | £5,056 |
| £475,000 | 30/06/2021 | D | | 49 | LAWN LANE | | CHELMSFORD | CM1 6PS | 94 | £5,053 |
| £202,000 | 30/06/2021 | T | | 80 | BROCKENHURST WAY | BICKNACRE | CHELMSFORD | CM3 4XW | 40 | £5,050 |
| £345,000 | 30/06/2021 | S | 56A | | BROOK HILL | LITTLE WALTHAM | CHELMSFORD | CM3 3LL | 69 | £5,000 |
| £635,000 | 30/06/2021 | T | | 17 | LONGSTOMPS AVENUE | | CHELMSFORD | CM2 9BY | 127 | £5,000 |
| £425,000 | 30/06/2021 | D | | 3 | GREENLAND GARDENS | GREAT BADDOW | CHELMSFORD | CM2 8ZF | 86 | £4,942 |
| £700,000 | 30/06/2021 | D | THE HOPBIT | | MAIN ROAD | WOODHAM FERRERS | CHELMSFORD | CM3 8RN | 144 | £4,861 |
| £232,000 | 30/06/2021 | F | | 6 | KIRKMANS ROAD | | CHELMSFORD | CM2 8NW | 48 | £4,833 |
| £310,000 | 30/06/2021 | S | | 46 | SAVERNAKE ROAD | | CHELMSFORD | CM1 2TJ | 65 | £4,769 |
| £410,000 | 30/06/2021 | S | | 26 | LINDEN CLOSE | | CHELMSFORD | CM2 9JQ | 86 | £4,767 |
| £380,000 | 30/06/2021 | T | | 6 | GROVE ROAD | | CHELMSFORD | CM2 0EY | 80 | £4,750 |
| £396,500 | 30/06/2021 | S | | 3 | THE MEADES | | CHELMSFORD | CM2 0GT | 84 | £4,720 |
| £395,000 | 30/06/2021 | D | | 1 | WILSHIRE AVENUE | SPRINGFIELD | CHELMSFORD | CM2 6QW | 84 | £4,702 |
| £402,500 | 30/06/2021 | T | | 69 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 86 | £4,680 |
| £690,000 | 30/06/2021 | D | LENADA | | SHIP ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UZ | 148 | £4,662 |
| £195,000 | 30/06/2021 | T | | 22 | JEFFCUT ROAD | | CHELMSFORD | CM2 6XN | 42 | £4,643 |
| £550,000 | 30/06/2021 | D | | 3 | LODGE VALE | SPRINGFIELD | CHELMSFORD | CM1 6AX | 119 | £4,622 |
| £256,000 | 30/06/2021 | F | | 49 | BURNELL GATE | | CHELMSFORD | CM1 6ED | 56 | £4,571 |
| £415,000 | 30/06/2021 | T | | 23 | BOUVERIE ROAD | | CHELMSFORD | CM2 0UD | 91 | £4,560 |
| £452,500 | 30/06/2021 | D | | 20 | HONEY CLOSE | | CHELMSFORD | CM2 9SP | 100 | £4,525 |
| £400,000 | 30/06/2021 | S | | 11 | HARROW WAY | | CHELMSFORD | CM2 7AS | 89 | £4,494 |
| £355,000 | 30/06/2021 | F | FLAT 6 | THE OLD RECTORY | ABBEY FIELDS | EAST HANNINGFIELD | CHELMSFORD | CM3 8XD | 79 | £4,494 |
| £313,000 | 30/06/2021 | F | FLAT 31 | CALLOW COURT | SEYMOUR STREET | | CHELMSFORD | CM2 0RW | 70 | £4,471 |
| £250,000 | 30/06/2021 | D | | 40 | THORNBOROUGH AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FN | 56 | £4,464 |
| £1,100,000 | 30/06/2021 | D | BREYDON | | CHALK STREET | RETTENDON COMMON | CHELMSFORD | CM3 8DE | 247 | £4,453 |
| £260,000 | 30/06/2021 | F | | 64 | EGLINTON DRIVE | | CHELMSFORD | CM2 6YL | 59 | £4,407 |
| £360,500 | 30/06/2021 | S | | 75 | HILL VIEW ROAD | | CHELMSFORD | CM1 7RS | 83 | £4,343 |

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| £250,000 | 30/06/2021 | F | | 71 | RIDGEWELL AVENUE | | CHELMSFORD | CM1 2GF | 58 | £4,310 |
| £705,000 | 30/06/2021 | D | | 17 | OAK LODGE TYE | SPRINGFIELD | CHELMSFORD | CM1 6GY | 165 | £4,273 |
| £316,000 | 30/06/2021 | T | | 17 | SHIRE CLOSE | | CHELMSFORD | CM1 6FW | 74 | £4,270 |
| £519,000 | 30/06/2021 | S | OLD SCHOOL HOUSE | | WALTHAM ROAD | BOREHAM | CHELMSFORD | CM3 3AX | 122 | £4,254 |
| £440,000 | 30/06/2021 | D | | 3 | QUINION CLOSE | | CHELMSFORD | CM1 4UH | 104 | £4,231 |
| £523,000 | 30/06/2021 | D | TOUCHDOWN | | PIPERS TYE | | CHELMSFORD | CM2 8NP | 124 | £4,218 |
| £350,000 | 30/06/2021 | S | | 30 | MEDWAY CLOSE | | CHELMSFORD | CM1 2LH | 84 | £4,167 |
| £375,000 | 30/06/2021 | T | | 46 | CRESCENT ROAD | | CHELMSFORD | CM2 7DA | 90 | £4,167 |
| £360,000 | 30/06/2021 | S | | 54 | GOLDING THOROUGHFARE | | CHELMSFORD | CM2 6TU | 87 | £4,138 |
| £585,000 | 30/06/2021 | D | DOWNHOUSE | | SOUTHEND ROAD | HOWE GREEN | CHELMSFORD | CM2 7TD | 146 | £4,007 |
| £372,500 | 30/06/2021 | D | | 21 | RIVENDELL VALE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WY | 93 | £4,005 |
| £244,250 | 30/06/2021 | F | | 59 | UPPER CHASE | | CHELMSFORD | CM2 0BN | 61 | £4,004 |
| £250,000 | 30/06/2021 | F | | 28 | LAMBOURNE CHASE | | CHELMSFORD | CM2 9FF | 63 | £3,968 |
| £312,500 | 30/06/2021 | S | BROOK COTTAGE | | BARNES MILL ROAD | | CHELMSFORD | CM2 6NL | 80 | £3,906 |
| £515,000 | 30/06/2021 | S | | 31 | STANLEY RISE | SPRINGFIELD | CHELMSFORD | CM2 6PJ | 132 | £3,902 |
| £500,000 | 30/06/2021 | D | | 6 | BAWDEN WAY | | CHELMSFORD | CM2 9GY | 130 | £3,846 |
| £765,000 | 30/06/2021 | D | THE OAKS | | SOUTHEND ROAD | HOWE GREEN | CHELMSFORD | CM2 7TE | 199 | £3,844 |
| £595,000 | 30/06/2021 | D | | 150 | REGIMENT GATE | SPRINGFIELD | CHELMSFORD | CM1 6BQ | 157 | £3,790 |
| £330,000 | 30/06/2021 | T | | 6 | WINDSOR WAY | | CHELMSFORD | CM1 2TN | 88 | £3,750 |
| £219,000 | 30/06/2021 | F | | 43 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7BU | 60 | £3,650 |
| £620,000 | 30/06/2021 | S | | 12 | CURZON WAY | | CHELMSFORD | CM2 6PF | 170 | £3,647 |
| £565,000 | 30/06/2021 | D | | 28 | BEELEIGH LINK | | CHELMSFORD | CM2 6RG | 155 | £3,645 |
| £438,000 | 30/06/2021 | D | | 36 | NEW ENGLAND CLOSE | BICKNACRE | CHELMSFORD | CM3 4XA | 123 | £3,561 |
| £445,000 | 30/06/2021 | S | | 8 | LARCH GROVE | | CHELMSFORD | CM2 9LX | 125 | £3,560 |
| £440,000 | 30/06/2021 | S | | 14 | IRIS CLOSE | | CHELMSFORD | CM1 6XS | 124 | £3,548 |
| £400,000 | 30/06/2021 | S | 71A | | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7BU | 113 | £3,540 |
| £395,000 | 30/06/2021 | D | | 19 | NORTH DELL | | CHELMSFORD | CM1 6UP | 113 | £3,496 |
| £399,995 | 30/06/2021 | D | | 33 | RODING LEIGH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JZ | 115 | £3,478 |
| £650,000 | 30/06/2021 | D | | 25 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DH | 193 | £3,368 |
| £295,000 | 30/06/2021 | T | | 22 | THE WINDMILLS | BROOMFIELD | CHELMSFORD | CM1 7FD | 88 | £3,352 |
| £235,000 | 30/06/2021 | F | | 37 | WELLFIELD | WRITTLE | CHELMSFORD | CM1 3LF | 72 | £3,264 |
| £172,000 | 30/06/2021 | F | | 112 | KINGFISHER LODGE | | CHELMSFORD | CM2 7JZ | 56 | £3,071 |
| £320,000 | 30/06/2021 | S | | 14 | WEST AVENUE | | CHELMSFORD | CM1 2DE | 106 | £3,019 |
| £197,500 | 30/06/2021 | F | 20 BIRK BECK | | WINDRUSH DRIVE | | CHELMSFORD | CM1 7QR | 66 | £2,992 |
| £350,000 | 30/06/2021 | T | | 40 | DUFFIELD ROAD | | CHELMSFORD | CM2 9RS | 122 | £2,869 |
| £775,000 | 30/06/2021 | D | | 61 | ALBEMARLE LINK | SPRINGFIELD | CHELMSFORD | CM1 6AH | 276 | £2,808 |
| £270,000 | 30/06/2021 | T | | 12 | TYTHE BARN WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PX | 101 | £2,673 |
| £137,604 | 30/06/2021 | F | | 56 | CAVENDISH GARDENS | | CHELMSFORD | CM2 6BB | 60 | £2,293 |
| £300,000 | 30/06/2021 | D | | 36 | MASHBURY ROAD | GREAT WALTHAM | CHELMSFORD | CM3 1EN | 213 | £1,408 |
| £229,000 | 01/07/2021 | F | | 37 | HARDY CLOSE | | CHELMSFORD | CM1 1AE | 47 | £4,872 |
| £491,000 | 01/07/2021 | S | | 8 | CHILTON CLOSE | | CHELMSFORD | CM2 9TU | 110 | £4,464 |
| £300,000 | 02/07/2021 | T | | 36 | READERS COURT | | CHELMSFORD | CM2 8EX | 74 | £4,054 |
| £183,000 | 02/07/2021 | F | 355A | | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6AW | 48 | £3,813 |
| £240,000 | 02/07/2021 | F | | 367 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6AW | 71 | £3,380 |
| £143,500 | 02/07/2021 | F | | 26 | FOXGLOVE WAY | | CHELMSFORD | CM1 6QS | 45 | £3,189 |
| £280,000 | 06/07/2021 | T | | 33 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WX | 48 | £5,833 |
| £292,500 | 09/07/2021 | T | | 2 | CHURCH GREEN | BROOMFIELD | CHELMSFORD | CM1 7BD | 58 | £5,043 |
| £291,000 | 09/07/2021 | T | | 175 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6JP | 68 | £4,279 |
| £320,000 | 09/07/2021 | T | | 71 | MEADGATE AVENUE | | CHELMSFORD | CM2 7NQ | 103 | £3,107 |

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|------------|------------|---|---------|----------------|------------------------|-----------------------|------------|---------|-----|--------|
| £1,100,000 | 09/07/2021 | D | | GRASSMOOR | SOUTHEND ROAD | HOWE GREEN | CHELMSFORD | CM2 7TE | 356 | £3,090 |
| £165,000 | 09/07/2021 | F | | | 54 BUCKLEBURY HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 58 | £2,845 |
| £575,000 | 12/07/2021 | D | | | 162 MAIN ROAD | DANBURY | CHELMSFORD | CM3 4DT | 109 | £5,275 |
| £179,000 | 12/07/2021 | F | | | 186 TYLERS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 48 | £3,729 |
| £179,995 | 12/07/2021 | F | | | 190 TYLERS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 61 | £2,951 |
| £125,000 | 12/07/2021 | F | FLAT 93 | WELLS CRESCENT | VIADUCT ROAD | | CHELMSFORD | CM1 1GR | 66 | £1,894 |
| £172,000 | 13/07/2021 | F | | | 36 HALTWHISTLE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZF | 46 | £3,739 |
| £650,000 | 14/07/2021 | D | | ALDERSBROOK | BOYTON CROSS | ROXWELL | CHELMSFORD | CM1 4LS | 94 | £6,915 |
| £282,500 | 14/07/2021 | S | | | 8 TUGBY PLACE | | CHELMSFORD | CM1 4XL | 56 | £5,045 |
| £310,000 | 14/07/2021 | T | | | 26 VICTORIA CRESCENT | | CHELMSFORD | CM1 1QF | 72 | £4,306 |
| £270,000 | 14/07/2021 | F | | | 53 BURNELL GATE | | CHELMSFORD | CM1 6ED | 63 | £4,286 |
| £273,000 | 14/07/2021 | T | | | 20 BLACKWOOD CHINE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FZ | 65 | £4,200 |
| £395,000 | 14/07/2021 | S | | | 8 FITZWALTER ROAD | BOREHAM | CHELMSFORD | CM3 3DA | 97 | £4,072 |
| £225,000 | 14/07/2021 | T | | | 415 MEADGATE AVENUE | | CHELMSFORD | CM2 7NN | 60 | £3,750 |
| £162,500 | 15/07/2021 | F | | | 96 RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 36 | £4,514 |
| £285,000 | 15/07/2021 | F | FLAT 9 | FENTON COURT | BURGESS SPRINGS | | CHELMSFORD | CM1 1HW | 70 | £4,071 |
| £325,000 | 15/07/2021 | T | | | 30 CRAMPHORN WALK | | CHELMSFORD | CM1 2RD | 80 | £4,063 |
| £220,000 | 15/07/2021 | F | | | 76 PARKINSON DRIVE | | CHELMSFORD | CM1 3GH | 58 | £3,793 |
| £170,000 | 15/07/2021 | T | | | 79 MELVILLE HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FX | 60 | £2,833 |
| £455,000 | 16/07/2021 | D | | | 6 DOLBY RISE | | CHELMSFORD | CM2 6XQ | 90 | £5,056 |
| £332,000 | 16/07/2021 | T | | | 19 ST ANDREWS ROAD | BOREHAM | CHELMSFORD | CM3 3DL | 75 | £4,427 |
| £170,000 | 16/07/2021 | F | | | 36 JEFFCUT ROAD | | CHELMSFORD | CM2 6XN | 41 | £4,146 |
| £593,000 | 19/07/2021 | D | | MILESTONE | BIRCHES WALK | GALLEYWOOD | CHELMSFORD | CM2 8TZ | 118 | £5,025 |
| £320,000 | 19/07/2021 | T | | | 7 LIONFIELD TERRACE | | CHELMSFORD | CM1 7RH | 69 | £4,638 |
| £515,000 | 19/07/2021 | D | | | 15 ELRONDS REST | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WW | 124 | £4,153 |
| £405,000 | 19/07/2021 | S | | | 18 MOUNT PLEASANT ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PA | 118 | £3,432 |
| £377,000 | 20/07/2021 | D | | | 30 BLACKWOOD CHINE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FZ | 94 | £4,011 |
| £425,000 | 20/07/2021 | T | | | 255 GLOUCESTER AVENUE | | CHELMSFORD | CM2 9DX | 123 | £3,455 |
| £425,000 | 21/07/2021 | S | | | 84 HILLSIDE GROVE | | CHELMSFORD | CM2 9DB | 84 | £5,060 |
| £339,000 | 22/07/2021 | T | | WELL COTTAGE | BARNES MILL ROAD | | CHELMSFORD | CM2 6NL | 40 | £8,475 |
| £345,000 | 22/07/2021 | S | | | 56 BRUCE GROVE | | CHELMSFORD | CM2 9AZ | 63 | £5,476 |
| £390,000 | 22/07/2021 | S | | | 574 GALLEYWOOD ROAD | | CHELMSFORD | CM2 8BX | 81 | £4,815 |
| £480,000 | 22/07/2021 | S | | | 6 MILBANK | | CHELMSFORD | CM2 6YX | 109 | £4,404 |
| £280,000 | 22/07/2021 | T | | 16A | KEATS SQUARE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XZ | 71 | £3,944 |
| £221,000 | 22/07/2021 | F | | | 18 BURGHLEY WAY | | CHELMSFORD | CM2 9LQ | 60 | £3,683 |
| £256,500 | 23/07/2021 | F | 7 | OLD COURT | ARBOUR LANE | | CHELMSFORD | CM1 7UF | 33 | £7,773 |
| £415,000 | 23/07/2021 | D | | | 10 ALYSSUM CLOSE | | CHELMSFORD | CM1 6YF | 79 | £5,253 |
| £243,500 | 23/07/2021 | T | | | 12 COBURG PLACE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LY | 54 | £4,509 |
| £218,000 | 23/07/2021 | F | | | 31 LAWN LANE | | CHELMSFORD | CM1 6PR | 51 | £4,275 |
| £165,000 | 23/07/2021 | T | | | 10 COLYERS REACH | | CHELMSFORD | CM2 6RN | 39 | £4,231 |
| £385,000 | 23/07/2021 | D | | | 15 WESTERINGS | DANBURY | CHELMSFORD | CM3 4ND | 102 | £3,775 |
| £221,250 | 23/07/2021 | T | | | 13 WOOD DALE | GREAT BADDOW | CHELMSFORD | CM2 8EZ | 59 | £3,750 |
| £775,000 | 23/07/2021 | D | | | 27 CHURCH ROAD | BOREHAM | CHELMSFORD | CM3 3BN | 208 | £3,726 |
| £275,000 | 23/07/2021 | T | | | 59 HIGH STREET | GREAT BADDOW | CHELMSFORD | CM2 7HJ | 74 | £3,716 |
| £580,000 | 23/07/2021 | T | | | 24 ALBATROSS WAY | | CHELMSFORD | CM3 3FX | 160 | £3,625 |
| £460,000 | 23/07/2021 | S | | | 4 OAT LEYS | | CHELMSFORD | CM1 4FF | 129 | £3,566 |
| £635,000 | 26/07/2021 | D | | CATESBY | CHURCH ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UJ | 170 | £3,735 |
| £94,000 | 26/07/2021 | F | | | 32 BOUNDERBY GROVE | | CHELMSFORD | CM1 4XW | 26 | £3,615 |
| £337,500 | 27/07/2021 | S | | | 23 SIDMOUTH ROAD | | CHELMSFORD | CM1 6LR | 55 | £6,136 |

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|----------|------------|---|-----|-----|---------------------------|-----------------------|------------|---------|-----|--------|
| £435,000 | 27/07/2021 | D | | 29 | NASH DRIVE | BROOMFIELD | CHELMSFORD | CM1 7BG | 96 | £4,531 |
| £259,500 | 27/07/2021 | T | | 43 | HATFIELD GROVE | | CHELMSFORD | CM1 3DF | 64 | £4,055 |
| £450,000 | 27/07/2021 | D | | 23 | LONGACRE | | CHELMSFORD | CM1 3BJ | 123 | £3,659 |
| £348,000 | 27/07/2021 | D | | 21 | CROUCH BECK | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JY | 100 | £3,480 |
| £120,000 | 27/07/2021 | F | 105 | | HAVENCOURT VICTORIA ROAD | | CHELMSFORD | CM1 1EA | 45 | £2,667 |
| £850,000 | 28/07/2021 | D | | | ACORNS MOOR HALL LANE | DANBURY | CHELMSFORD | CM3 4ER | 145 | £5,862 |
| £140,000 | 28/07/2021 | F | | 62 | GODFREYS MEWS | | CHELMSFORD | CM2 OXE | 46 | £3,043 |
| £200,250 | 29/07/2021 | T | | 86 | BOUCHERS MEAD | | CHELMSFORD | CM1 6PJ | 41 | £4,884 |
| £260,000 | 29/07/2021 | T | | 72 | HALLOWELL DOWN | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ | 56 | £4,643 |
| £375,500 | 29/07/2021 | T | | 27 | STANLEY RISE | SPRINGFIELD | CHELMSFORD | CM2 6PJ | 81 | £4,636 |
| £290,000 | 29/07/2021 | S | | 121 | EAST BRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SD | 67 | £4,328 |
| £665,000 | 29/07/2021 | D | | 31 | GARDINER WAY | SPRINGFIELD | CHELMSFORD | CM1 6BS | 156 | £4,263 |
| £326,050 | 29/07/2021 | T | | 104 | HEATH DRIVE | | CHELMSFORD | CM2 9HG | 81 | £4,025 |
| £572,500 | 29/07/2021 | D | | 3 | DENE COURT | | CHELMSFORD | CM1 2JQ | 164 | £3,491 |
| £218,000 | 30/07/2021 | T | | 84 | POLLARDS GREEN | | CHELMSFORD | CM2 6UL | 41 | £5,317 |
| £281,000 | 30/07/2021 | T | | 78 | ALBERT ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LS | 55 | £5,109 |
| £635,000 | 30/07/2021 | D | | 23 | PYNE GATE | GALLEYWOOD | CHELMSFORD | CM2 8QG | 129 | £4,922 |
| £270,000 | 30/07/2021 | F | 14 | | OLD COURT ARBOUR LANE | | CHELMSFORD | CM1 7UF | 55 | £4,909 |
| £250,000 | 30/07/2021 | F | | 218 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0RU | 54 | £4,630 |
| £255,000 | 30/07/2021 | F | | 384 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6AT | 56 | £4,554 |
| £230,000 | 30/07/2021 | F | | 13 | CORNISH GROVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XX | 52 | £4,423 |
| £280,000 | 30/07/2021 | T | | 16 | ROTHBURY ROAD | | CHELMSFORD | CM1 3DE | 65 | £4,308 |
| £290,000 | 30/07/2021 | T | | 24 | MARCONI ROAD | | CHELMSFORD | CM1 1QB | 69 | £4,203 |
| £205,000 | 30/07/2021 | F | | 50 | EARLSFIELD DRIVE | | CHELMSFORD | CM2 6SX | 51 | £4,020 |
| £452,000 | 30/07/2021 | T | | 32 | EMBERSON CROFT | | CHELMSFORD | CM1 4FD | 114 | £3,965 |
| £290,000 | 30/07/2021 | F | | 45 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7BU | 75 | £3,867 |
| £435,000 | 30/07/2021 | T | | 77 | HEATH DRIVE | | CHELMSFORD | CM2 9HF | 116 | £3,750 |
| £381,200 | 30/07/2021 | S | | 3 | RUSHLEYDALE | | CHELMSFORD | CM1 6JX | 103 | £3,701 |
| £455,000 | 30/07/2021 | D | | 6 | LYON CLOSE | | CHELMSFORD | CM2 8NY | 124 | £3,669 |
| £182,000 | 30/07/2021 | F | 10 | | JOSEPH COURT WRITTLE ROAD | | CHELMSFORD | CM1 3WQ | 57 | £3,193 |
| £120,000 | 30/07/2021 | F | | 7 | GUYS FARM ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NF | 42 | £2,857 |
| £380,000 | 02/08/2021 | S | | 26 | SIDMOUTH ROAD | | CHELMSFORD | CM1 6LR | 70 | £5,429 |
| £985,000 | 02/08/2021 | D | | 20 | HAMLET ROAD | | CHELMSFORD | CM2 0EU | 186 | £5,296 |
| £210,000 | 02/08/2021 | T | | 24 | THORNBOROUGH AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FN | 44 | £4,773 |
| £742,000 | 02/08/2021 | D | | 17 | CURZON WAY | | CHELMSFORD | CM2 6PF | 170 | £4,365 |
| £391,000 | 02/08/2021 | D | | 35 | RUNSELL VIEW | DANBURY | CHELMSFORD | CM3 4PE | 97 | £4,031 |
| £297,000 | 02/08/2021 | T | | 44 | WHITEHOUSE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PF | 81 | £3,667 |
| £325,000 | 02/08/2021 | S | | 11 | BEACHS DRIVE | | CHELMSFORD | CM1 2NJ | 92 | £3,533 |
| £210,000 | 02/08/2021 | F | | 23 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GU | 60 | £3,500 |
| £242,500 | 02/08/2021 | S | | 35 | MENDIP ROAD | | CHELMSFORD | CM1 2HN | 71 | £3,415 |
| £174,000 | 02/08/2021 | F | | 105 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 56 | £3,107 |
| £315,000 | 03/08/2021 | S | | 66 | DARNAY RISE | | CHELMSFORD | CM1 4XA | 64 | £4,922 |
| £315,000 | 03/08/2021 | S | | 16 | BRIAN CLOSE | | CHELMSFORD | CM2 9EB | 75 | £4,200 |
| £295,000 | 03/08/2021 | S | | 16 | BRIAN CLOSE | | CHELMSFORD | CM2 9EB | 75 | £3,933 |
| £168,000 | 03/08/2021 | F | | 14 | TRENT ROAD | | CHELMSFORD | CM1 2LQ | 61 | £2,754 |
| £565,000 | 04/08/2021 | D | | 20 | ST JAMES PARK | | CHELMSFORD | CM1 2JG | 101 | £5,594 |
| £353,000 | 04/08/2021 | T | | 17 | PADDOCK DRIVE | | CHELMSFORD | CM1 6SS | 74 | £4,770 |
| £650,000 | 04/08/2021 | D | | 1 | JUDGE ROAD | SPRINGFIELD | CHELMSFORD | CM2 6GN | 148 | £4,392 |
| £495,000 | 04/08/2021 | S | | 18 | WILFRED WATERMAN DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6AZ | 121 | £4,091 |

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|------------|------------|---|------------------|-----|-----------------------|-----------------------|------------|---------|-----|--------|
| £305,000 | 04/08/2021 | F | | 36 | MARY MUNNION QUARTER | | CHELMSFORD | CM2 9FT | 75 | £4,067 |
| £720,000 | 04/08/2021 | S | | 44 | ST MICHAELS DRIVE | ROXWELL | CHELMSFORD | CM1 4NU | 183 | £3,934 |
| £855,000 | 04/08/2021 | D | SOUTHWINDS | | CHURCH ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UJ | 218 | £3,922 |
| £220,000 | 04/08/2021 | F | | 407 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 57 | £3,860 |
| £216,000 | 05/08/2021 | T | | 46 | ALBERT ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LS | 45 | £4,800 |
| £400,000 | 05/08/2021 | S | | 14 | COWDRIE WAY | SPRINGFIELD | CHELMSFORD | CM2 6GL | 91 | £4,396 |
| £175,000 | 05/08/2021 | F | | 17 | TALLOW GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 41 | £4,268 |
| £360,000 | 05/08/2021 | S | | 20 | ROMAN ROAD | | CHELMSFORD | CM2 0HA | 89 | £4,045 |
| £305,000 | 05/08/2021 | T | | 228 | LINNET DRIVE | | CHELMSFORD | CM2 8AJ | 80 | £3,813 |
| £840,000 | 06/08/2021 | D | FOXWOOD | | MOULSHAM STREET | | CHELMSFORD | CM2 0JJ | 145 | £5,793 |
| £405,000 | 06/08/2021 | S | | 12 | BROOK HILL | LITTLE WALTHAM | CHELMSFORD | CM3 3LL | 71 | £5,704 |
| £710,000 | 06/08/2021 | D | LYNDALE | | TYE GREEN | GOOD EASTER | CHELMSFORD | CM1 4SH | 132 | £5,379 |
| £510,000 | 06/08/2021 | D | | 18 | BARTON CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UB | 95 | £5,368 |
| £624,000 | 06/08/2021 | D | SALUTISTE | | BARRACK ROAD | MASHBURY | CHELMSFORD | CM1 4SE | 123 | £5,073 |
| £458,000 | 06/08/2021 | S | | 25 | SMITHERS DRIVE | | CHELMSFORD | CM2 7JP | 95 | £4,821 |
| £333,000 | 06/08/2021 | S | | 59 | BURGESS FIELD | CHELMER VILLAGE | CHELMSFORD | CM2 6TR | 70 | £4,757 |
| £265,000 | 06/08/2021 | T | | 72 | HALLOWELL DOWN | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ | 56 | £4,732 |
| £280,250 | 06/08/2021 | T | | 15 | PETREBROOK | | CHELMSFORD | CM2 6QJ | 60 | £4,671 |
| £990,000 | 06/08/2021 | D | | 125 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DR | 217 | £4,562 |
| £177,000 | 06/08/2021 | T | | 55 | COLYERS REACH | | CHELMSFORD | CM2 6RW | 40 | £4,425 |
| £1,480,000 | 06/08/2021 | D | | 49 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DJ | 346 | £4,277 |
| £299,495 | 06/08/2021 | T | | 28 | READERS COURT | | CHELMSFORD | CM2 8EX | 74 | £4,047 |
| £310,000 | 06/08/2021 | T | | 38 | HATFIELD GROVE | | CHELMSFORD | CM1 3DF | 81 | £3,827 |
| £695,000 | 06/08/2021 | D | | 19 | BURNELL GATE | | CHELMSFORD | CM1 6ED | 182 | £3,819 |
| £230,000 | 06/08/2021 | F | | 12 | KELVEDON CLOSE | | CHELMSFORD | CM1 4DG | 61 | £3,770 |
| £220,000 | 06/08/2021 | F | | 5 | ABBOTTS PLACE | | CHELMSFORD | CM2 6RD | 62 | £3,548 |
| £135,000 | 06/08/2021 | F | 12A | | MILDMAY ROAD | | CHELMSFORD | CM2 0DX | 43 | £3,140 |
| £240,000 | 06/08/2021 | S | | 16 | MAGNOLIA CLOSE | | CHELMSFORD | CM2 9HU | 136 | £1,765 |
| £785,000 | 09/08/2021 | D | STONEYRIDGE | | COLEMANS LANE | DANBURY | CHELMSFORD | CM3 4DN | 152 | £5,164 |
| £385,000 | 09/08/2021 | S | | 26 | CAWKWELL CLOSE | | CHELMSFORD | CM2 6SG | 76 | £5,066 |
| £825,000 | 10/08/2021 | D | STEVENS LODGE | | MASHBURY ROAD | CHIGNAL ST JAMES | CHELMSFORD | CM1 4TX | 174 | £4,741 |
| £139,000 | 10/08/2021 | F | | 112 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 35 | £3,971 |
| £412,000 | 10/08/2021 | D | | 14 | HONEY CLOSE | | CHELMSFORD | CM2 9SP | 110 | £3,745 |
| £320,000 | 10/08/2021 | T | | 374 | DORSET AVENUE | | CHELMSFORD | CM2 8HD | 86 | £3,721 |
| £302,500 | 10/08/2021 | T | | 16 | CELEBORN STREET | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AE | 87 | £3,477 |
| £260,000 | 10/08/2021 | T | | 87 | BOLEYN WAY | BOREHAM | CHELMSFORD | CM3 3JL | 98 | £2,653 |
| £385,000 | 11/08/2021 | S | | 69 | DOWNSWAY | | CHELMSFORD | CM1 6TT | 77 | £5,000 |
| £345,000 | 11/08/2021 | S | | 62 | SPRINGFIELD PARK ROAD | | CHELMSFORD | CM2 6ED | 70 | £4,929 |
| £265,000 | 11/08/2021 | T | | 25 | ALEXANDER MEWS | SANDON | CHELMSFORD | CM2 7TT | 58 | £4,569 |
| £162,000 | 11/08/2021 | F | | 26 | GARDENERS | | CHELMSFORD | CM2 8YU | 41 | £3,951 |
| £200,000 | 11/08/2021 | F | | 5 | BUCKNELLS MEAD | HIGHWOOD | CHELMSFORD | CM1 3RH | 58 | £3,448 |
| £399,950 | 11/08/2021 | F | BANSTREETS HOUSE | | BELL STREET | | CHELMSFORD | CM2 7JS | 119 | £3,361 |
| £285,000 | 11/08/2021 | T | | 65 | ARCHERS WAY | | CHELMSFORD | CM2 8SB | 89 | £3,202 |
| £330,000 | 12/08/2021 | S | | 52 | BACK ROAD | WRITTLE | CHELMSFORD | CM1 3PD | 56 | £5,893 |
| £315,000 | 12/08/2021 | T | | 11 | CARTWRIGHT WALK | | CHELMSFORD | CM2 6UJ | 59 | £5,339 |
| £450,000 | 12/08/2021 | S | | 49 | WILKINSONS MEAD | | CHELMSFORD | CM2 6QF | 92 | £4,891 |
| £585,000 | 12/08/2021 | S | | 45 | LONGFIELD ROAD | | CHELMSFORD | CM2 7QH | 121 | £4,835 |
| £385,000 | 12/08/2021 | S | | 20 | NIBLICK GREEN | | CHELMSFORD | CM3 3FS | 81 | £4,753 |
| £440,000 | 12/08/2021 | D | | 1 | ARWEN GROVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZJ | 97 | £4,536 |

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| £375,000 | 12/08/2021 | D | | | 3 | ALDRIDGE CLOSE | | CHELMSFORD | CM2 6QG | 84 | £4,464 |
| £170,000 | 12/08/2021 | F | | | 38 | MELVILLE HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FX | 40 | £4,250 |
| £375,000 | 12/08/2021 | D | | | 4 | PINTOLLS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZB | 94 | £3,989 |
| £399,995 | 12/08/2021 | T | | | 60 | DRYWOODS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZG | 121 | £3,306 |
| £377,000 | 13/08/2021 | S | | | 14 | WATERHOUSE STREET | | CHELMSFORD | CM1 2TY | 76 | £4,961 |
| £382,500 | 13/08/2021 | D | | | 36 | GLADDEN FIELDS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AH | 81 | £4,722 |
| £305,000 | 13/08/2021 | T | | | 16 | GRAMPIAN GROVE | | CHELMSFORD | CM1 2HJ | 65 | £4,692 |
| £327,000 | 13/08/2021 | S | | | 303 | MEADGATE AVENUE | | CHELMSFORD | CM2 7NL | 76 | £4,303 |
| £275,000 | 13/08/2021 | T | | | 315 | BADDOW ROAD | | CHELMSFORD | CM2 7QE | 64 | £4,297 |
| £377,500 | 13/08/2021 | S | | | 47 | PENTLAND AVENUE | | CHELMSFORD | CM1 4AY | 90 | £4,194 |
| £150,500 | 13/08/2021 | F | | | 6 | HALTWHISTLE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZF | 36 | £4,181 |
| £270,000 | 13/08/2021 | F | | | 61 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 69 | £3,913 |
| £675,000 | 13/08/2021 | D | | | 3 | GLOVERS | GREAT LEIGHS | CHELMSFORD | CM3 1PY | 178 | £3,792 |
| £215,000 | 13/08/2021 | F | 19 | LITTLE DOMINIE COURT | | FAYREWOOD DRIVE | GREAT LEIGHS | CHELMSFORD | CM3 1GT | 60 | £3,583 |
| £375,000 | 13/08/2021 | T | 21 | DERWENT COURT | | HOBART CLOSE | | CHELMSFORD | CM1 2FN | 107 | £3,505 |
| £321,500 | 13/08/2021 | T | | | 304 | DORSET AVENUE | | CHELMSFORD | CM2 8HD | 101 | £3,183 |
| £355,000 | 13/08/2021 | S | | | 59 | DOWNLEAZE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SJ | 116 | £3,060 |
| £189,000 | 13/08/2021 | F | 18 | LITTLE DOMINIE COURT | | FAYREWOOD DRIVE | GREAT LEIGHS | CHELMSFORD | CM3 1GT | 70 | £2,700 |
| £840,000 | 16/08/2021 | D | | | 17 | HORSE & GROOM LANE | | CHELMSFORD | CM2 8PJ | 162 | £5,185 |
| £685,000 | 16/08/2021 | D | | | 34 | PARK AVENUE | | CHELMSFORD | CM1 2AA | 138 | £4,964 |
| £427,500 | 16/08/2021 | D | | | 25 | WICKFIELD ASH | | CHELMSFORD | CM1 4UT | 87 | £4,914 |
| £312,500 | 16/08/2021 | S | | | 2 | COTSWOLD CRESCENT | | CHELMSFORD | CM1 2HS | 78 | £4,006 |
| £310,000 | 16/08/2021 | T | | | 5 | FINCHLAND VIEW | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GA | 81 | £3,827 |
| £220,000 | 16/08/2021 | F | | | 9 | REYNARDS COURT | | CHELMSFORD | CM2 7HU | 62 | £3,548 |
| £195,000 | 16/08/2021 | F | FLAT 6 | CHANCELLOR COURT | | BROOMFIELD ROAD | | CHELMSFORD | CM1 1RY | 55 | £3,545 |
| £191,500 | 16/08/2021 | F | | | 51 | MASCALLS WAY | | CHELMSFORD | CM2 7NR | 79 | £2,424 |
| £395,000 | 17/08/2021 | T | | | 148 | FALMOUTH ROAD | SPRINGFIELD | CHELMSFORD | CM1 6JB | 73 | £5,411 |
| £210,000 | 17/08/2021 | T | | | 28 | DAWBERRY PLACE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZQ | 42 | £5,000 |
| £635,000 | 17/08/2021 | D | | | 9 | KINGSFORD DRIVE | | CHELMSFORD | CM2 6YR | 138 | £4,601 |
| £267,000 | 17/08/2021 | T | | | 65 | CHERWELL DRIVE | | CHELMSFORD | CM1 2JJ | 78 | £3,423 |
| £1,150,000 | 18/08/2021 | D | | WOOLMERS | | THE STREET | PLESHEY | CHELMSFORD | CM3 1HQ | 78 | £14,744 |
| £342,000 | 18/08/2021 | S | | | 21 | ROCHFORD ROAD | | CHELMSFORD | CM2 0EG | 70 | £4,886 |
| £315,500 | 18/08/2021 | S | | | 34 | NAVIGATION ROAD | | CHELMSFORD | CM2 6HD | 68 | £4,640 |
| £350,000 | 18/08/2021 | S | | | 43 | FIRECREST ROAD | | CHELMSFORD | CM2 8XL | 85 | £4,118 |
| £360,500 | 18/08/2021 | D | | | 20 | RODING LEIGH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JZ | 88 | £4,097 |
| £480,000 | 18/08/2021 | D | 49A | | | EAST HANNINGFIELD ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8EQ | 130 | £3,692 |
| £525,000 | 18/08/2021 | S | | WILLOWS | | BACK LANE | FORD END | CHELMSFORD | CM3 1LG | 150 | £3,500 |
| £185,975 | 18/08/2021 | F | | | 29 | EVELYN PLACE | | CHELMSFORD | CM1 3GZ | 59 | £3,152 |
| £330,000 | 19/08/2021 | S | | | 22 | WALLACE CRESCENT | | CHELMSFORD | CM2 9QL | 53 | £6,226 |
| £330,000 | 19/08/2021 | S | | | 2 | SPENCER COURT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WQ | 60 | £5,500 |
| £300,000 | 19/08/2021 | T | | | 77 | PETUNIA CRESCENT | | CHELMSFORD | CM1 6YR | 64 | £4,688 |
| £526,500 | 19/08/2021 | D | | | 5 | FORTINBRAS WAY | | CHELMSFORD | CM2 9JA | 115 | £4,578 |
| £455,000 | 19/08/2021 | S | | | 111 | LADY LANE | | CHELMSFORD | CM2 0TJ | 105 | £4,333 |
| £260,000 | 19/08/2021 | F | | | 52 | BERKELY DRIVE | | CHELMSFORD | CM2 6XR | 68 | £3,824 |
| £410,000 | 20/08/2021 | S | | | 20 | REMBRANDT GROVE | | CHELMSFORD | CM1 6GH | 77 | £5,325 |
| £710,000 | 20/08/2021 | S | | | 161 | NEW LONDON ROAD | | CHELMSFORD | CM2 0AA | 139 | £5,108 |
| £385,000 | 20/08/2021 | S | | | 38 | PARK AVENUE | | CHELMSFORD | CM1 2AA | 85 | £4,529 |
| £410,000 | 20/08/2021 | S | | | 14 | HOPKINS MEAD | | CHELMSFORD | CM2 6SS | 92 | £4,457 |
| £330,000 | 20/08/2021 | S | | | 99 | SPRINGFIELD PARK ROAD | | CHELMSFORD | CM2 6EE | 75 | £4,400 |

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|------------|------------|---|-----|----------------------|-----------------------|------------|---------|-----|---------|
| £420,499 | 20/08/2021 | T | 7 | ASHMEADS | | CHELMSFORD | CM2 9FJ | 96 | £4,380 |
| £337,000 | 20/08/2021 | T | 26 | HILLARY CLOSE | | CHELMSFORD | CM1 7RR | 77 | £4,377 |
| £337,995 | 20/08/2021 | T | 105 | ROBIN WAY | | CHELMSFORD | CM2 8AU | 78 | £4,333 |
| £490,000 | 20/08/2021 | S | 27 | PATCHING HALL LANE | | CHELMSFORD | CM1 4BT | 115 | £4,261 |
| £442,500 | 20/08/2021 | T | 18 | DUKE STREET | | CHELMSFORD | CM1 1HL | 104 | £4,255 |
| £205,000 | 20/08/2021 | F | 3 | MITTON VALE | | CHELMSFORD | CM2 6UZ | 49 | £4,184 |
| £416,000 | 20/08/2021 | S | 18 | COOMBE RISE | BROOMFIELD | CHELMSFORD | CM1 7DG | 100 | £4,160 |
| £325,000 | 20/08/2021 | T | 58 | PYMS ROAD | | CHELMSFORD | CM2 8PY | 79 | £4,114 |
| £324,000 | 20/08/2021 | T | 35 | HATFIELD GROVE | | CHELMSFORD | CM1 3DF | 84 | £3,857 |
| £660,000 | 20/08/2021 | D | 20 | DRYWOODS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZG | 172 | £3,837 |
| £380,000 | 20/08/2021 | T | 8 | PARK AVENUE | | CHELMSFORD | CM1 2AA | 100 | £3,800 |
| £345,000 | 20/08/2021 | S | 181 | BADDOW ROAD | | CHELMSFORD | CM2 7PZ | 91 | £3,791 |
| £172,000 | 20/08/2021 | F | 8 | WEST LAWN | | CHELMSFORD | CM2 8SJ | 48 | £3,583 |
| £475,000 | 20/08/2021 | T | 17 | CROUCH VIEW | RETTENDON COMMON | CHELMSFORD | CM3 8DS | 135 | £3,519 |
| £1,360,000 | 23/08/2021 | D | | CHARNWOOD | LINKS DRIVE | CHELMSFORD | CM2 9AW | 262 | £5,191 |
| £370,000 | 23/08/2021 | S | 117 | LINNET DRIVE | | CHELMSFORD | CM2 8AG | 86 | £4,302 |
| £258,750 | 23/08/2021 | T | 1 | SCHOOL VIEW ROAD | | CHELMSFORD | CM1 2PE | 65 | £3,981 |
| £385,000 | 23/08/2021 | D | 54 | SHIREBOURN VALE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZX | 99 | £3,889 |
| £240,000 | 24/08/2021 | S | 131 | HEATH DRIVE | | CHELMSFORD | CM2 9HQ | N/A | #VALUE! |
| £550,000 | 24/08/2021 | D | 45 | CHELMERTON AVENUE | | CHELMSFORD | CM2 9RF | 63 | £8,730 |
| £460,000 | 24/08/2021 | S | 44 | PENTLAND AVENUE | | CHELMSFORD | CM1 4AZ | 96 | £4,792 |
| £265,000 | 24/08/2021 | F | 34 | KELVEDON CLOSE | | CHELMSFORD | CM1 4DG | 62 | £4,274 |
| £305,000 | 24/08/2021 | T | 77 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7BU | 74 | £4,122 |
| £315,000 | 24/08/2021 | T | 65 | CHURCH HILL | LITTLE WALTHAM | CHELMSFORD | CM3 3LS | 83 | £3,795 |
| £193,000 | 24/08/2021 | F | 19 | AZALEA COURT | | CHELMSFORD | CM1 6YL | 51 | £3,784 |
| £153,000 | 24/08/2021 | F | 50 | LITTLECROFT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GQ | 47 | £3,255 |
| £1,452,500 | 25/08/2021 | D | | THE RED HOUSE | COOKSMILL GREEN | CHELMSFORD | CM1 3SJ | 206 | £7,051 |
| £226,000 | 25/08/2021 | S | 42 | VERMEER RIDE | | CHELMSFORD | CM1 6GA | 38 | £5,947 |
| £340,000 | 25/08/2021 | T | 4 | BACK ROAD | WRITTLE | CHELMSFORD | CM1 3PD | 64 | £5,313 |
| £1,150,000 | 25/08/2021 | D | 7 | HIGH PASTURES | LITTLE BADDOW | CHELMSFORD | CM3 4TS | 247 | £4,656 |
| £600,000 | 25/08/2021 | D | 5 | BIRDIE CLOSE | | CHELMSFORD | CM3 3FW | 133 | £4,511 |
| £485,000 | 25/08/2021 | T | 7 | THE RYLE | WRITTLE | CHELMSFORD | CM1 3JQ | 109 | £4,450 |
| £211,000 | 25/08/2021 | F | 52 | STANLEY RISE | SPRINGFIELD | CHELMSFORD | CM2 6PL | 56 | £3,768 |
| £465,000 | 25/08/2021 | S | 21 | TOTNES WALK | | CHELMSFORD | CM1 6LU | 128 | £3,633 |
| £312,000 | 25/08/2021 | S | 47 | BUTTERFIELD ROAD | BOREHAM | CHELMSFORD | CM3 3BS | 91 | £3,429 |
| £165,000 | 25/08/2021 | F | 22 | CLEMATIS TYE | | CHELMSFORD | CM1 6GL | 51 | £3,235 |
| £224,000 | 25/08/2021 | T | 2 | BELL STREET | GREAT BADDOW | CHELMSFORD | CM2 7JR | 86 | £2,605 |
| £790,000 | 26/08/2021 | D | 43 | THE STREET | LITTLE WALTHAM | CHELMSFORD | CM3 3NS | N/A | #VALUE! |
| £465,000 | 26/08/2021 | S | 28 | ST JOHNS GREEN | | CHELMSFORD | CM1 3DZ | 80 | £5,813 |
| £476,000 | 26/08/2021 | S | 51 | BADDOW HALL CRESCENT | | CHELMSFORD | CM2 7BX | 89 | £5,348 |
| £565,000 | 26/08/2021 | D | 18 | ST CLERES WAY | DANBURY | CHELMSFORD | CM3 4AE | 109 | £5,183 |
| £637,000 | 26/08/2021 | S | 412 | BADDOW ROAD | | CHELMSFORD | CM2 9RB | 127 | £5,016 |
| £490,000 | 26/08/2021 | D | 33 | MANSFIELDS | WRITTLE | CHELMSFORD | CM1 3NH | 104 | £4,712 |
| £425,000 | 26/08/2021 | S | 43 | RECTORY ROAD | WRITTLE | CHELMSFORD | CM1 3HL | 92 | £4,620 |
| £430,000 | 26/08/2021 | S | 51 | NEW ROAD | GREAT BADDOW | CHELMSFORD | CM2 7QT | 94 | £4,574 |
| £520,000 | 26/08/2021 | D | 59 | SPALDING WAY | | CHELMSFORD | CM2 7NZ | 116 | £4,483 |
| £220,000 | 26/08/2021 | F | 59 | MELBA COURT | WRITTLE | CHELMSFORD | CM1 3EW | 51 | £4,314 |
| £480,000 | 26/08/2021 | S | 1 | BADDOW HALL CRESCENT | | CHELMSFORD | CM2 7BY | 112 | £4,286 |
| £200,000 | 26/08/2021 | F | 30 | BROOKLANDS WALK | | CHELMSFORD | CM2 9BH | 48 | £4,167 |

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|------------|------------|---|---------|--------------------|-----|---------------------|-----------------------|------------|---------|-----|--------|
| £201,000 | 26/08/2021 | F | | | 132 | CHELWATER | GREAT BADDOW | CHELMSFORD | CM2 7UR | 51 | £3,941 |
| £460,000 | 26/08/2021 | T | | | 119 | MILDMAY ROAD | | CHELMSFORD | CM2 0DS | 124 | £3,710 |
| £340,000 | 26/08/2021 | T | | | 23 | FIRTREE RISE | | CHELMSFORD | CM2 9HS | 92 | £3,696 |
| £399,995 | 26/08/2021 | S | | | 22 | WOODROFFE CLOSE | | CHELMSFORD | CM2 6RS | 112 | £3,571 |
| £625,000 | 26/08/2021 | D | | SANDON HOUSE | | MAIN ROAD | FORD END | CHELMSFORD | CM3 1LL | 180 | £3,472 |
| £416,000 | 26/08/2021 | T | | | 2 | FAYREWOOD DRIVE | GREAT LEIGHS | CHELMSFORD | CM3 1GY | 124 | £3,355 |
| £365,000 | 27/08/2021 | S | | | 2 | PEDLARS PATH | DANBURY | CHELMSFORD | CM3 4HZ | 69 | £5,290 |
| £475,000 | 27/08/2021 | D | | | 74 | COLYERS REACH | | CHELMSFORD | CM2 6RN | 93 | £5,108 |
| £904,500 | 27/08/2021 | D | | | 59 | PERTWEE DRIVE | | CHELMSFORD | CM2 8HE | 180 | £5,025 |
| £280,000 | 27/08/2021 | T | | | 31 | NAVIGATION ROAD | | CHELMSFORD | CM2 6HE | 59 | £4,746 |
| £250,000 | 27/08/2021 | S | | | 60 | THORNBOROUGH AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FW | 53 | £4,717 |
| £176,000 | 27/08/2021 | T | | | 53 | MELVILLE HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FT | 39 | £4,513 |
| £314,000 | 27/08/2021 | T | | | 15 | KETLEYS | | CHELMSFORD | CM2 8YL | 70 | £4,486 |
| £182,500 | 27/08/2021 | T | | | 20 | ANSON CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YJ | 41 | £4,451 |
| £580,000 | 27/08/2021 | D | | | 4 | KING EDWARDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PQ | 132 | £4,394 |
| £220,000 | 27/08/2021 | F | | | 124 | WOOD STREET | | CHELMSFORD | CM2 8BL | 51 | £4,314 |
| £220,000 | 27/08/2021 | F | | | 75 | MELBA COURT | WRITTLE | CHELMSFORD | CM1 3EW | 53 | £4,151 |
| £1,035,000 | 27/08/2021 | D | | | 17 | SIDNEY PLACE | SPRINGFIELD | CHELMSFORD | CM1 6BE | 253 | £4,091 |
| £186,000 | 27/08/2021 | T | | | 24 | TAMAR RISE | | CHELMSFORD | CM1 7QN | 47 | £3,957 |
| £445,000 | 27/08/2021 | S | | | 1 | LITTELL TWEED | | CHELMSFORD | CM2 6SH | 113 | £3,938 |
| £275,000 | 27/08/2021 | F | FLAT 3 | FENTON COURT | | BURGESS SPRINGS | | CHELMSFORD | CM1 1HW | 70 | £3,929 |
| £360,000 | 27/08/2021 | T | | | 3 | HAWKWOOD CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TR | 92 | £3,913 |
| £332,000 | 27/08/2021 | T | | | 73 | MILLFIELDS | WRITTLE | CHELMSFORD | CM1 3LW | 85 | £3,906 |
| £275,000 | 27/08/2021 | T | | | 33 | ORANGE TREE CLOSE | | CHELMSFORD | CM2 9ND | 77 | £3,571 |
| £413,000 | 27/08/2021 | S | | GLENMORE | | BLASFORD HILL | LITTLE WALTHAM | CHELMSFORD | CM3 3PF | 117 | £3,530 |
| £205,000 | 27/08/2021 | F | FLAT 7 | THE PHOENIX, 41 | | NEW STREET | | CHELMSFORD | CM1 1PT | 62 | £3,306 |
| £290,000 | 27/08/2021 | T | | | 170 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8YT | 93 | £3,118 |
| £112,500 | 27/08/2021 | F | | | 45 | BRASSIE WOOD | | CHELMSFORD | CM3 3FP | 59 | £1,907 |
| £1,620,000 | 31/08/2021 | D | | MEADOWLANDS | | SOUTHVIEW ROAD | DANBURY | CHELMSFORD | CM3 4DX | 300 | £5,400 |
| £367,500 | 31/08/2021 | S | | | 28 | KIRK PLACE | | CHELMSFORD | CM2 6TN | 70 | £5,250 |
| £340,000 | 31/08/2021 | S | | EBENEZER COTTAGE | | CHURCH ROAD | BOREHAM | CHELMSFORD | CM3 3EP | 66 | £5,152 |
| £272,500 | 31/08/2021 | F | FLAT 4 | WHITTLES HALL, 347 | | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6AN | 53 | £5,142 |
| £425,000 | 31/08/2021 | D | | | 19 | MURRELL LOCK | | CHELMSFORD | CM2 6SW | 84 | £5,060 |
| £522,500 | 31/08/2021 | S | | | 6 | CONDOR GATE | | CHELMSFORD | CM3 3FU | 118 | £4,428 |
| £500,000 | 31/08/2021 | S | | | 41 | MARTINGALE DRIVE | | CHELMSFORD | CM1 6FN | 114 | £4,386 |
| £330,000 | 31/08/2021 | T | | | 21 | DELAMERE ROAD | | CHELMSFORD | CM1 2TG | 84 | £3,929 |
| £195,000 | 31/08/2021 | F | FLAT 24 | BURWOOD COURT | | GOLDLAY AVENUE | | CHELMSFORD | CM2 0TW | 58 | £3,362 |
| £195,000 | 31/08/2021 | F | | | 16 | VICTORIA COURT | | CHELMSFORD | CM1 1GP | 59 | £3,305 |
| £117,250 | 31/08/2021 | F | 23 | ECCLES COURT | | BURGESS SPRINGS | | CHELMSFORD | CM1 1JB | 69 | £1,699 |
| £495,000 | 01/09/2021 | S | | | 66 | MAYFIELD ROAD | WRITTLE | CHELMSFORD | CM1 3EL | 82 | £6,037 |
| £212,500 | 01/09/2021 | S | | | 45 | COLLINGWOOD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YB | 37 | £5,743 |
| £287,500 | 01/09/2021 | F | | | 130 | VICTORIA COURT | | CHELMSFORD | CM1 1GP | 62 | £4,637 |
| £168,000 | 01/09/2021 | F | | | 58 | VILLIERS PLACE | BOREHAM | CHELMSFORD | CM3 3JN | 38 | £4,421 |
| £300,000 | 01/09/2021 | F | | | 22 | RENNOLDSON GREEN | | CHELMSFORD | CM2 9FY | 68 | £4,412 |
| £307,500 | 01/09/2021 | S | | | 9 | PASTON CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UA | 71 | £4,431 |
| £196,500 | 01/09/2021 | F | 8 | STONHAM PLACE | | CHELMER ROAD | | CHELMSFORD | CM2 6DG | 49 | £4,010 |
| £205,000 | 01/09/2021 | F | | | 16 | HAIG COURT | | CHELMSFORD | CM2 0BH | 57 | £3,596 |
| £540,000 | 01/09/2021 | D | | | 9 | ELM CLOSE | GREAT BADDOW | CHELMSFORD | CM2 8DX | 151 | £3,576 |
| £350,000 | 01/09/2021 | D | | | 13 | CHASE DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PR | 105 | £3,333 |

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| £410,000 | 01/09/2021 | S | | 43 | MILBURN CRESCENT | | CHELMSFORD | CM1 3DA | 126 | £3,254 |
| £230,000 | 01/09/2021 | F | | 50 | HARBERD TYE | | CHELMSFORD | CM2 9GJ | 71 | £3,239 |
| £323,000 | 01/09/2021 | T | | 72 | ST FABIAN'S DRIVE | | CHELMSFORD | CM1 2PR | 153 | £2,111 |
| £565,000 | 02/09/2021 | D | | 71 | BEACHS DRIVE | | CHELMSFORD | CM1 2NJ | 92 | £6,141 |
| £565,000 | 02/09/2021 | D | | 2 | GOLDENACRES | | CHELMSFORD | CM1 6YT | 111 | £5,090 |
| £645,000 | 02/09/2021 | S | | 2 | SUNNINGDALE ROAD | | CHELMSFORD | CM1 2NH | 136 | £4,743 |
| £458,000 | 02/09/2021 | D | | 21 | YELDHAM LOCK | | CHELMSFORD | CM2 6RP | 102 | £4,490 |
| £390,000 | 02/09/2021 | S | | 49 | LONGSHOTS CLOSE | | CHELMSFORD | CM1 7DU | 90 | £4,333 |
| £355,000 | 02/09/2021 | F | FLAT 8 | 211 | NEW LONDON ROAD | | CHELMSFORD | CM2 0AJ | 82 | £4,329 |
| £655,000 | 02/09/2021 | D | RECTORY COTTAGE | | CHURCH ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UJ | 164 | £3,994 |
| £260,000 | 02/09/2021 | T | | 469 | MEADGATE AVENUE | | CHELMSFORD | CM2 7NN | 84 | £3,095 |
| £175,000 | 03/09/2021 | T | | 51 | MELVILLE HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FT | 20 | £8,750 |
| £412,000 | 03/09/2021 | S | EIDELWEISS | | OLD WICKFORD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5QS | 78 | £5,282 |
| £365,000 | 03/09/2021 | S | | 2 | GAINSBOROUGH CRESCENT | | CHELMSFORD | CM2 6DJ | 78 | £4,679 |
| £415,000 | 03/09/2021 | D | | 7 | THE WILLOWS | BOREHAM | CHELMSFORD | CM3 3DJ | 89 | £4,663 |
| £342,500 | 03/09/2021 | F | | 11 | LITTLE ORCHARDS | BROOMFIELD | CHELMSFORD | CM1 7EP | 76 | £4,507 |
| £425,000 | 03/09/2021 | D | | 102 | PETUNIA CRESCENT | | CHELMSFORD | CM1 6YR | 95 | £4,474 |
| £318,000 | 03/09/2021 | F | | 163 | WHARF ROAD | | CHELMSFORD | CM2 6FS | 74 | £4,297 |
| £329,950 | 03/09/2021 | S | | 9 | DEERHURST CHASE | BICKNACRE | CHELMSFORD | CM3 4XG | 80 | £4,124 |
| £275,000 | 03/09/2021 | F | 12A | | RECTORY LANE | | CHELMSFORD | CM1 1RE | 68 | £4,044 |
| £435,000 | 03/09/2021 | D | | 106 | PETUNIA CRESCENT | | CHELMSFORD | CM1 6YR | 113 | £3,850 |
| £225,000 | 03/09/2021 | F | | 20 | ABBOTTS PLACE | | CHELMSFORD | CM2 6RD | 59 | £3,814 |
| £295,000 | 03/09/2021 | T | | 48 | BURNELL GATE | | CHELMSFORD | CM1 6ED | 78 | £3,782 |
| £330,000 | 03/09/2021 | S | | 32 | WHITEHOUSE CRESCENT | | CHELMSFORD | CM2 7LW | 88 | £3,750 |
| £185,000 | 03/09/2021 | F | | 177 | ROOKES CRESCENT | | CHELMSFORD | CM1 3GN | 72 | £2,569 |
| £470,000 | 06/09/2021 | S | HAWTHORNS | | THE RIDGE | LITTLE BADDOW | CHELMSFORD | CM3 4RT | 71 | £6,620 |
| £360,000 | 06/09/2021 | T | | 63 | LABURNUM DRIVE | | CHELMSFORD | CM2 9NS | 73 | £4,932 |
| £490,000 | 06/09/2021 | D | | 3 | ANJOU GREEN | | CHELMSFORD | CM1 6EE | 101 | £4,851 |
| £470,000 | 06/09/2021 | D | | 18 | HOYNORS | DANBURY | CHELMSFORD | CM3 4RL | 103 | £4,563 |
| £681,000 | 06/09/2021 | D | | 51 | TORQUAY ROAD | | CHELMSFORD | CM1 7NX | 151 | £4,510 |
| £182,000 | 06/09/2021 | F | | 65 | BEELEIGH LINK | | CHELMSFORD | CM2 6PH | 44 | £4,136 |
| £275,000 | 06/09/2021 | F | | 32 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 68 | £4,044 |
| £318,000 | 06/09/2021 | T | | 94 | PYMS ROAD | | CHELMSFORD | CM2 8PX | 80 | £3,975 |
| £320,000 | 06/09/2021 | S | WAYFARERS | | BACK LANE | FORD END | CHELMSFORD | CM3 1LG | 104 | £3,077 |
| £200,000 | 07/09/2021 | S | | 8 | CHELMER AVENUE | LITTLE WALTHAM | CHELMSFORD | CM3 3PB | N/A | #VALUE! |
| £385,000 | 07/09/2021 | T | | 41 | LITTELL TWEED | | CHELMSFORD | CM2 6SH | 53 | £7,264 |
| £237,500 | 07/09/2021 | F | | 17 | SEARLE CLOSE | | CHELMSFORD | CM2 9GB | 56 | £4,241 |
| £295,000 | 07/09/2021 | T | | 3 | FOREMANS | | CHELMSFORD | CM1 2GQ | 72 | £4,097 |
| £455,000 | 07/09/2021 | S | | 23 | COOMBE RISE | BROOMFIELD | CHELMSFORD | CM1 7DG | 117 | £3,889 |
| £152,000 | 07/09/2021 | F | | 27 | ABBOTSLEIGH ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SR | 43 | £3,535 |
| £82,500 | 07/09/2021 | F | 1 WATERHOUSE COURT | | BURGESS SPRINGS | | CHELMSFORD | CM1 1QZ | 82 | £1,006 |
| £400,000 | 08/09/2021 | S | | 41 | OSPREY WAY | | CHELMSFORD | CM2 8XU | 91 | £4,396 |
| £440,000 | 09/09/2021 | D | | 38 | BRASSIE WOOD | | CHELMSFORD | CM3 3FQ | N/A | #VALUE! |
| £400,000 | 09/09/2021 | D | | 15 | JUBILEE AVENUE | BROOMFIELD | CHELMSFORD | CM1 7HE | 55 | £7,273 |
| £323,000 | 09/09/2021 | S | | 5 | REMBRANDT GROVE | | CHELMSFORD | CM1 6GD | 51 | £6,333 |
| £440,100 | 09/09/2021 | D | | 61 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6GJ | 90 | £4,890 |
| £335,000 | 09/09/2021 | S | | 44 | PARK VIEW CRESCENT | GREAT BADDOW | CHELMSFORD | CM2 8HX | 88 | £3,807 |
| £103,000 | 09/09/2021 | F | | 8 | EMBERSON COURT | | CHELMSFORD | CM2 6TP | 28 | £3,679 |
| £365,000 | 09/09/2021 | T | | 37 | OLD MOORS | GREAT LEIGHS | CHELMSFORD | CM3 1GX | 101 | £3,614 |

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|----------|------------|---|----------------------|-----|--------------------|-----------------------|------------|---------|-----|---------|
| £725,000 | 10/09/2021 | D | | 100 | MAIN ROAD | DANBURY | CHELMSFORD | CM3 4DH | N/A | #VALUE! |
| £940,000 | 10/09/2021 | D | ROBINS | | THE BRINGEY | GREAT BADDOW | CHELMSFORD | CM2 7JW | 130 | £7,231 |
| £250,000 | 10/09/2021 | T | | 9 | HOLMANS | BOREHAM | CHELMSFORD | CM3 3EY | 42 | £5,952 |
| £375,000 | 10/09/2021 | T | | 34 | CORNFLOWER DRIVE | | CHELMSFORD | CM1 6XY | 64 | £5,859 |
| £350,000 | 10/09/2021 | T | | 11 | SCHOOL VIEW ROAD | | CHELMSFORD | CM1 2PE | 61 | £5,738 |
| £322,000 | 10/09/2021 | S | | 4 | JEFFCUT ROAD | | CHELMSFORD | CM2 6XN | 58 | £5,552 |
| £300,000 | 10/09/2021 | S | | 9 | ELLIOT CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YN | 58 | £5,172 |
| £425,000 | 10/09/2021 | S | | 129 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BA | 84 | £5,060 |
| £450,000 | 10/09/2021 | S | 1 WOODLANDS COTTAGES | | MAIN ROAD | BICKNACRE | CHELMSFORD | CM3 4HW | 91 | £4,945 |
| £260,000 | 10/09/2021 | F | FLAT 4 1A | | HIGH STREET | | CHELMSFORD | CM1 1BE | 55 | £4,727 |
| £595,000 | 10/09/2021 | S | | 55 | HOPPING JACKS LANE | DANBURY | CHELMSFORD | CM3 4PJ | 129 | £4,612 |
| £340,000 | 10/09/2021 | F | | 60 | HARDY CLOSE | | CHELMSFORD | CM1 1AE | 74 | £4,595 |
| £330,000 | 10/09/2021 | T | | 17 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7BU | 73 | £4,521 |
| £425,000 | 10/09/2021 | S | | 6 | FENNFIELDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RZ | 101 | £4,208 |
| £565,000 | 10/09/2021 | D | | 62 | WATCHOUSE ROAD | GALLEYWOOD | CHELMSFORD | CM2 8PU | 135 | £4,185 |
| £205,000 | 10/09/2021 | F | | 31 | MONTFORT DRIVE | | CHELMSFORD | CM2 9FN | 49 | £4,184 |
| £350,000 | 10/09/2021 | S | | 64 | ST ANDREWS ROAD | BOREHAM | CHELMSFORD | CM3 3BY | 84 | £4,167 |
| £560,000 | 10/09/2021 | T | | 3 | USBORNE MEWS | WRITTLE | CHELMSFORD | CM1 3FD | 136 | £4,118 |
| £339,000 | 10/09/2021 | T | | 28 | BRENT AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SQ | 84 | £4,036 |
| £675,000 | 10/09/2021 | D | | 17 | ROTHESAY AVENUE | | CHELMSFORD | CM2 9BU | 171 | £3,947 |
| £320,000 | 10/09/2021 | T | | 42 | WHITEHOUSE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PF | 82 | £3,902 |
| £320,000 | 10/09/2021 | T | | 143 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9DU | 83 | £3,855 |
| £220,000 | 10/09/2021 | F | | 38 | HOBART CLOSE | | CHELMSFORD | CM1 2ES | 59 | £3,729 |
| £381,000 | 10/09/2021 | T | | 4 | GREAT COB | | CHELMSFORD | CM1 6LA | 104 | £3,663 |
| £205,000 | 10/09/2021 | F | | 52 | CHURCHILL RISE | | CHELMSFORD | CM1 6FD | 58 | £3,534 |
| £250,000 | 10/09/2021 | T | | 7 | WEIGHT ROAD | | CHELMSFORD | CM2 6LE | 94 | £2,660 |
| £98,000 | 10/09/2021 | F | 42 NEWCOMBE COURT | | BURGESS SPRINGS | | CHELMSFORD | CM1 1QN | 47 | £2,085 |
| £975,000 | 13/09/2021 | D | WOODSIDE COTTAGE | | MAIN ROAD | BICKNACRE | CHELMSFORD | CM3 4HW | 177 | £5,508 |
| £247,500 | 13/09/2021 | F | | 19 | PALMERSTON LODGE | GREAT BADDOW | CHELMSFORD | CM2 7HF | 63 | £3,929 |
| £870,000 | 14/09/2021 | D | | 26 | THE STREET | LITTLE WALTHAM | CHELMSFORD | CM3 3NS | N/A | #VALUE! |
| £602,500 | 14/09/2021 | S | | 8 | ST FABIANS DRIVE | | CHELMSFORD | CM1 2PR | 134 | £4,496 |
| £345,000 | 14/09/2021 | S | | 81 | ST ANTHONYS DRIVE | | CHELMSFORD | CM2 9EH | 83 | £4,157 |
| £230,000 | 14/09/2021 | F | | 10 | WOOD DALE | GREAT BADDOW | CHELMSFORD | CM2 8EZ | 59 | £3,898 |
| £305,000 | 14/09/2021 | T | | 208 | MEADGATE AVENUE | | CHELMSFORD | CM2 7LL | 80 | £3,813 |
| £400,000 | 14/09/2021 | S | | 1 | KENNET WAY | | CHELMSFORD | CM1 2JP | 116 | £3,448 |
| £375,000 | 15/09/2021 | D | LITTLE MOAT COTTAGE | | THE STREET | PLESHEY | CHELMSFORD | CM3 1HG | N/A | #VALUE! |
| £365,000 | 15/09/2021 | T | | 1 | MEON CLOSE | | CHELMSFORD | CM1 7QG | 86 | £4,244 |
| £222,000 | 15/09/2021 | F | 19 JOSEPH COURT | | WRITTLE ROAD | | CHELMSFORD | CM1 3WQ | 58 | £3,828 |
| £290,000 | 15/09/2021 | T | | 11 | READERS COURT | | CHELMSFORD | CM2 8EU | 83 | £3,494 |
| £410,000 | 15/09/2021 | D | | 36 | FAYREWOOD DRIVE | GREAT LEIGHS | CHELMSFORD | CM3 1GY | 136 | £3,015 |
| £245,999 | 16/09/2021 | T | | 20 | BURTON PLACE | | CHELMSFORD | CM2 6TY | 41 | £6,000 |
| £475,000 | 16/09/2021 | S | | 65 | THIRD AVENUE | | CHELMSFORD | CM1 4EX | 86 | £5,523 |
| £673,000 | 16/09/2021 | D | | 22 | REDGATES PLACE | | CHELMSFORD | CM2 6BG | 129 | £5,217 |
| £542,500 | 16/09/2021 | D | | 44 | PAVITT MEADOW | GALLEYWOOD | CHELMSFORD | CM2 8RQ | 112 | £4,844 |
| £380,000 | 16/09/2021 | S | | 102 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NX | 80 | £4,750 |
| £425,000 | 16/09/2021 | T | | 27 | NEW ROAD | BROOMFIELD | CHELMSFORD | CM1 7AN | 93 | £4,570 |
| £310,000 | 16/09/2021 | T | | 19 | MARIGOLD CLOSE | | CHELMSFORD | CM1 6XU | 68 | £4,559 |
| £290,000 | 16/09/2021 | T | | 6 | BOHUN CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1NY | 65 | £4,462 |
| £225,000 | 16/09/2021 | F | | 68 | WICKHAM CRESCENT | | CHELMSFORD | CM1 4WD | 52 | £4,327 |

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|----------|------------|---|---------|----------------------|-----|------------------------|-----------------------|------------|---------|-----|--------|
| £787,000 | 16/09/2021 | S | | | 112 | MOULSHAM STREET | | CHELMSFORD | CM2 0JN | 186 | £4,231 |
| £330,000 | 16/09/2021 | T | | | 43 | BARNARD ROAD | | CHELMSFORD | CM2 8RR | 78 | £4,231 |
| £190,000 | 16/09/2021 | F | FLAT 3 | ROBERTS COURT | | BADDOW ROAD | | CHELMSFORD | CM2 9RQ | 50 | £3,800 |
| £300,000 | 16/09/2021 | S | | | 188 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9LG | 89 | £3,371 |
| £180,000 | 16/09/2021 | F | | | 44 | JEFFCUT ROAD | | CHELMSFORD | CM2 6XN | 54 | £3,333 |
| £311,000 | 16/09/2021 | T | | | 9 | CHILTERN CLOSE | | CHELMSFORD | CM1 2GJ | 97 | £3,206 |
| £785,000 | 17/09/2021 | D | | OAK LODGE | | SOUTHWOOD CHASE | DANBURY | CHELMSFORD | CM3 4LL | 83 | £9,458 |
| £340,000 | 17/09/2021 | T | | | 175 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0AY | 54 | £6,296 |
| £470,000 | 17/09/2021 | S | | | 7 | SEVENTH AVENUE | | CHELMSFORD | CM1 4EE | 75 | £6,267 |
| £210,000 | 17/09/2021 | F | 9 | OXNEY PLACE, 210 | | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NY | 36 | £5,833 |
| £270,000 | 17/09/2021 | F | | | 23 | GOLDLAY GARDENS | | CHELMSFORD | CM2 0EN | 52 | £5,192 |
| £415,000 | 17/09/2021 | T | | | 4 | JUDGE ROAD | SPRINGFIELD | CHELMSFORD | CM2 6GN | 87 | £4,770 |
| £350,000 | 17/09/2021 | S | 4 | LIONFIELD COTTAGES | | MAIN ROAD | BOREHAM | CHELMSFORD | CM3 3HQ | 75 | £4,667 |
| £305,000 | 17/09/2021 | T | | | 164 | BADDOW ROAD | | CHELMSFORD | CM2 9QW | 69 | £4,420 |
| £430,000 | 17/09/2021 | D | | | 4 | MERTON PLACE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YW | 103 | £4,175 |
| £300,000 | 17/09/2021 | F | | | 5 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 73 | £4,110 |
| £197,500 | 17/09/2021 | F | | | 36 | BOSWELLS DRIVE | | CHELMSFORD | CM2 6LD | 50 | £3,950 |
| £310,500 | 17/09/2021 | T | | | 242 | LINNET DRIVE | | CHELMSFORD | CM2 8AJ | 80 | £3,881 |
| £205,500 | 17/09/2021 | F | FLAT 27 | SPALDING COURT | | CEDAR AVENUE | | CHELMSFORD | CM1 2UZ | 57 | £3,605 |
| £675,000 | 17/09/2021 | D | | | 30 | BRICKBARN | GREAT LEIGHS | CHELMSFORD | CM3 1JL | 207 | £3,261 |
| £90,000 | 17/09/2021 | F | | | 16 | REGIMENT GATE | SPRINGFIELD | CHELMSFORD | CM1 6BQ | 72 | £1,250 |
| £390,000 | 20/09/2021 | D | | | 47 | QUILP DRIVE | | CHELMSFORD | CM1 4YA | 83 | £4,699 |
| £213,000 | 20/09/2021 | F | 10 | SAINTS COURT | | KINGS ROAD | | CHELMSFORD | CM1 4FS | 47 | £4,532 |
| £353,000 | 20/09/2021 | T | | | 8 | HAWFINCH WALK | | CHELMSFORD | CM2 8BD | 78 | £4,526 |
| £435,000 | 20/09/2021 | S | | | 44 | SCHOOL LANE | BROOMFIELD | CHELMSFORD | CM1 7DR | 107 | £4,065 |
| £360,000 | 20/09/2021 | S | | | 98 | BRAMWOODS ROAD | | CHELMSFORD | CM2 7LT | 91 | £3,956 |
| £395,000 | 20/09/2021 | S | | | 18 | PERTWEE DRIVE | | CHELMSFORD | CM2 8DZ | 101 | £3,911 |
| £482,500 | 20/09/2021 | T | | | 49 | EGLINTON DRIVE | | CHELMSFORD | CM2 6YL | 138 | £3,496 |
| £300,000 | 20/09/2021 | T | | | 6 | WELLINGTON CLOSE | | CHELMSFORD | CM1 2EE | 87 | £3,448 |
| £394,000 | 21/09/2021 | S | | | 38 | GERARD GARDENS | | CHELMSFORD | CM2 9GD | 67 | £5,881 |
| £227,000 | 21/09/2021 | T | | | 1 | LOBELIA CLOSE | | CHELMSFORD | CM1 6YE | 39 | £5,821 |
| £260,000 | 21/09/2021 | F | 31 | RIVERS HOUSE, 129 | | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6JL | 61 | £4,262 |
| £310,000 | 21/09/2021 | T | | | 35 | HARROW WAY | | CHELMSFORD | CM2 7AT | 88 | £3,523 |
| £965,000 | 22/09/2021 | D | | THE THATCHED COTTAGE | | CHIGNAL ROAD | CHIGNAL SMEALEY | CHELMSFORD | CM1 4SZ | 174 | £5,546 |
| £742,500 | 22/09/2021 | D | | EASTWYN | | BACK LANE | PLESHEY | CHELMSFORD | CM3 1HL | 138 | £5,380 |
| £318,000 | 22/09/2021 | T | | | 10 | ANCHOR STREET | | CHELMSFORD | CM2 0JY | 61 | £5,213 |
| £405,000 | 22/09/2021 | S | | | 24 | BOYNE DRIVE | | CHELMSFORD | CM1 7QW | 84 | £4,821 |
| £390,000 | 22/09/2021 | S | | | 9 | BEECHES ROAD | | CHELMSFORD | CM1 2RS | 82 | £4,756 |
| £835,000 | 22/09/2021 | D | | GLEBELANDS | | LUCKS LANE | HOWE STREET | CHELMSFORD | CM3 1BP | 185 | £4,514 |
| £436,500 | 22/09/2021 | S | | | 80 | FALMOUTH ROAD | SPRINGFIELD | CHELMSFORD | CM1 6JA | 109 | £4,005 |
| £675,000 | 22/09/2021 | D | | | 82 | BERWICK AVENUE | | CHELMSFORD | CM1 4BD | 174 | £3,879 |
| £310,000 | 22/09/2021 | S | | | 3 | GLENDALE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TS | 81 | £3,827 |
| £310,000 | 22/09/2021 | S | | | 5 | TRENT ROAD | | CHELMSFORD | CM1 2LG | 84 | £3,690 |
| £335,000 | 22/09/2021 | T | | | 51 | BARLOWS REACH | CHELMER VILLAGE | CHELMSFORD | CM2 6SN | 92 | £3,641 |
| £185,000 | 22/09/2021 | F | | | 39 | CROCUS WAY | | CHELMSFORD | CM1 6XP | 52 | £3,558 |
| £405,000 | 22/09/2021 | S | | | 32 | LINNET DRIVE | | CHELMSFORD | CM2 8AE | 115 | £3,522 |
| £293,000 | 23/09/2021 | T | | | 52 | COLYERS REACH | | CHELMSFORD | CM2 6RN | 49 | £5,980 |
| £320,000 | 23/09/2021 | S | | | 15 | ROMAN ROAD | | CHELMSFORD | CM2 0HB | 56 | £5,714 |
| £290,000 | 23/09/2021 | T | | | 127 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 60 | £4,833 |

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|------------|------------|---|--------|-----|----------------------|-----------------------|---------------|------------|---------|--------|--------|
| £338,000 | 23/09/2021 | T | | 44 | DAFFODIL WAY | | CHELMSFORD | CM1 6XE | 71 | £4,761 | |
| £418,000 | 23/09/2021 | D | | 4 | ARWEN GROVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZJ | 89 | £4,697 | |
| £850,000 | 23/09/2021 | D | | 13 | WILLIAM PORTER CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6AN | 195 | £4,359 | |
| £368,000 | 23/09/2021 | S | | 43 | TEES ROAD | | CHELMSFORD | CM1 7QH | 86 | £4,279 | |
| £575,000 | 23/09/2021 | D | | 43 | KING EDWARDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PQ | 136 | £4,228 | |
| £530,000 | 23/09/2021 | D | | 22 | DRYWOODS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZG | 127 | £4,173 | |
| £200,000 | 23/09/2021 | F | | 405 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 55 | £3,636 | |
| £210,000 | 23/09/2021 | F | | 21 | SONTERS DOWN | RETTENDON COMMON | CHELMSFORD | CM3 8EU | 63 | £3,333 | |
| £145,000 | 23/09/2021 | F | | 92 | GODFREYS MEWS | | CHELMSFORD | CM2 0XE | 47 | £3,085 | |
| £635,000 | 24/09/2021 | D | | 7 | PONDS ROAD | | CHELMSFORD | CM2 8QP | 97 | £6,546 | |
| £1,000,000 | 24/09/2021 | D | | | THURSFIELD | MOOR HALL LANE | DANBURY | CHELMSFORD | CM3 4ER | 164 | £6,098 |
| £565,000 | 24/09/2021 | S | 2 | | COPLAND COTTAGES | NORTH HILL | LITTLE BADDOW | CHELMSFORD | CM3 4TG | 100 | £5,650 |
| £400,000 | 24/09/2021 | T | | 28 | LUCAS AVENUE | | CHELMSFORD | CM2 9JL | 74 | £5,405 | |
| £320,000 | 24/09/2021 | T | 21A | | ORMESBY CHINE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AR | 60 | £5,333 | |
| £811,250 | 24/09/2021 | D | | 5 | THE LINTONS | SANDON | CHELMSFORD | CM2 7UA | 157 | £5,167 | |
| £950,000 | 24/09/2021 | D | | 14 | MILL LANE | DANBURY | CHELMSFORD | CM3 4LF | 184 | £5,163 | |
| £885,000 | 24/09/2021 | D | | | GOODDAY COTTAGE | POSTMANS LANE | LITTLE BADDOW | CHELMSFORD | CM3 4SF | 176 | £5,028 |
| £356,000 | 24/09/2021 | T | | 42 | ST ANTHONYS DRIVE | | CHELMSFORD | CM2 9EH | 71 | £5,014 | |
| £470,115 | 24/09/2021 | D | | 84 | BEECHES ROAD | | CHELMSFORD | CM1 2RX | 94 | £5,001 | |
| £365,000 | 24/09/2021 | D | | 1 | CORNFLOWER DRIVE | | CHELMSFORD | CM1 6XY | 73 | £5,000 | |
| £292,750 | 24/09/2021 | T | | 55 | NASH DRIVE | BROOMFIELD | CHELMSFORD | CM1 7BG | 59 | £4,962 | |
| £360,000 | 24/09/2021 | T | | 243 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9DX | 74 | £4,865 | |
| £570,000 | 24/09/2021 | S | | 17 | SIXTH AVENUE | | CHELMSFORD | CM1 4ED | 118 | £4,831 | |
| £622,000 | 24/09/2021 | D | | 35 | PARKDALE | DANBURY | CHELMSFORD | CM3 4EH | 129 | £4,822 | |
| £450,000 | 24/09/2021 | D | 89A | | PYMS ROAD | | CHELMSFORD | CM2 8PX | 96 | £4,688 | |
| £290,000 | 24/09/2021 | F | 53A | | HILL ROAD | | CHELMSFORD | CM2 6HP | 62 | £4,677 | |
| £425,000 | 24/09/2021 | S | | 23 | JUNIPER DRIVE | | CHELMSFORD | CM2 9HL | 93 | £4,570 | |
| £460,000 | 24/09/2021 | S | | 37 | ISAAC SQUARE | GREAT BADDOW | CHELMSFORD | CM2 7PP | 101 | £4,554 | |
| £415,000 | 24/09/2021 | D | | 139 | MAIN ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1NP | 92 | £4,511 | |
| £320,000 | 24/09/2021 | T | | 2 | LAVENDER COURT | | CHELMSFORD | CM1 6YH | 72 | £4,444 | |
| £378,500 | 24/09/2021 | S | | 86 | MARCONI ROAD | | CHELMSFORD | CM1 1QE | 86 | £4,401 | |
| £515,000 | 24/09/2021 | D | | 23 | TYRELLS WAY | GREAT BADDOW | CHELMSFORD | CM2 7DP | 119 | £4,328 | |
| £435,000 | 24/09/2021 | S | | 20 | RIFFHAMS DRIVE | GREAT BADDOW | CHELMSFORD | CM2 7DD | 101 | £4,307 | |
| £300,000 | 24/09/2021 | T | | 19 | BELVEDERE CLOSE | DANBURY | CHELMSFORD | CM3 4RG | 70 | £4,286 | |
| £230,000 | 24/09/2021 | F | | 6 | MONTFORT DRIVE | | CHELMSFORD | CM2 9FN | 55 | £4,182 | |
| £207,500 | 24/09/2021 | F | | 26 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 51 | £4,069 | |
| £425,000 | 24/09/2021 | D | | 17 | CORNFIELDS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UD | 105 | £4,048 | |
| £190,000 | 24/09/2021 | F | | 76 | TALLOW GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 47 | £4,043 | |
| £327,000 | 24/09/2021 | T | | 6 | YARWOOD ROAD | | CHELMSFORD | CM2 6EJ | 81 | £4,037 | |
| £605,000 | 24/09/2021 | D | | 20 | BRAGANZA WAY | SPRINGFIELD | CHELMSFORD | CM1 6AP | 153 | £3,954 | |
| £500,000 | 24/09/2021 | S | | 44 | BURNELL GATE | | CHELMSFORD | CM1 6ED | 127 | £3,937 | |
| £430,000 | 24/09/2021 | S | | 39 | MILL LANE | BROOMFIELD | CHELMSFORD | CM1 7BQ | 110 | £3,909 | |
| £530,000 | 24/09/2021 | D | | 54 | CORNWALLIS DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YE | 136 | £3,897 | |
| £467,500 | 24/09/2021 | D | | 5 | EASTWOOD PARK | GREAT BADDOW | CHELMSFORD | CM2 8HF | 123 | £3,801 | |
| £315,000 | 24/09/2021 | T | | 8 | CLYDE CRESCENT | | CHELMSFORD | CM1 2LL | 85 | £3,706 | |
| £675,000 | 24/09/2021 | D | | | DELHAZE HOUSE | SOUTHEND ROAD | HOWE GREEN | CHELMSFORD | CM2 7TE | 187 | £3,610 |
| £395,000 | 24/09/2021 | S | | 4 | CROUCH BECK | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JY | 111 | £3,559 | |
| £315,000 | 24/09/2021 | F | FLAT 1 | | WELLS CRESCENT | MARCONI PLAZA | CHELMSFORD | CM1 1GN | 90 | £3,500 | |
| £515,000 | 24/09/2021 | T | | 32 | BRAGANZA WAY | SPRINGFIELD | CHELMSFORD | CM1 6AP | 162 | £3,179 | |

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|------------|------------|---|------------------------|-----|--------------------|-----------------------|---------------|------------|---------|---------|--------|
| £255,000 | 24/09/2021 | F | | 180 | TYLERS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 95 | £2,684 | |
| £110,000 | 24/09/2021 | F | | 32 | CHARNWOOD AVENUE | | CHELMSFORD | CM1 2TQ | 45 | £2,444 | |
| £135,000 | 24/09/2021 | F | | 21 | UPPER CHASE | | CHELMSFORD | CM2 0BN | 90 | £1,500 | |
| £785,000 | 27/09/2021 | S | CHASE COTTAGE | | | COOKSMILL GREEN | CHELMSFORD | CM1 3SH | N/A | #VALUE! | |
| £877,000 | 27/09/2021 | D | | 37 | HYDE LANE | DANBURY | CHELMSFORD | CM3 4QT | 144 | £6,090 | |
| £495,000 | 27/09/2021 | S | | 7 | HILLSIDE GROVE | | CHELMSFORD | CM2 9DA | 82 | £6,037 | |
| £480,000 | 27/09/2021 | S | | 1 | NEW ROAD | BROOMFIELD | CHELMSFORD | CM1 7AN | 90 | £5,333 | |
| £600,000 | 27/09/2021 | D | | 76 | WATERSON VALE | | CHELMSFORD | CM2 9PB | 116 | £5,172 | |
| £490,000 | 27/09/2021 | S | | 1 | NORTH DELL | | CHELMSFORD | CM1 6UP | 95 | £5,158 | |
| £375,000 | 27/09/2021 | S | | 2 | ROSSETER CLOSE | | CHELMSFORD | CM2 9GL | 74 | £5,068 | |
| £250,000 | 27/09/2021 | F | FLAT 38 | 3 | CUNARD SQUARE | | CHELMSFORD | CM1 1AU | 51 | £4,902 | |
| £192,500 | 27/09/2021 | F | | 37 | MELBA COURT | WRITTLE | CHELMSFORD | CM1 3EW | 40 | £4,813 | |
| £300,000 | 27/09/2021 | T | | 16 | STANSTED CLOSE | | CHELMSFORD | CM1 2TW | 63 | £4,762 | |
| £425,000 | 27/09/2021 | S | | 11 | DUFFIELD ROAD | | CHELMSFORD | CM2 9RY | 91 | £4,670 | |
| £435,000 | 27/09/2021 | S | | 10 | TAPLEY ROAD | | CHELMSFORD | CM1 4XY | 97 | £4,485 | |
| £328,000 | 27/09/2021 | F | | 53 | WHARF ROAD | | CHELMSFORD | CM2 6FS | 74 | £4,432 | |
| £280,000 | 27/09/2021 | T | | 11 | CANDYTUFT ROAD | SPRINGFIELD | CHELMSFORD | CM1 6YS | 65 | £4,308 | |
| £367,000 | 27/09/2021 | S | | 15 | ESSEX AVENUE | | CHELMSFORD | CM1 4AQ | 86 | £4,267 | |
| £880,000 | 27/09/2021 | D | | 218 | CHIGNAL ROAD | | CHELMSFORD | CM1 4SS | 209 | £4,211 | |
| £357,500 | 27/09/2021 | T | | 20 | CORNFLOWER DRIVE | | CHELMSFORD | CM1 6XY | 86 | £4,157 | |
| £390,000 | 27/09/2021 | S | | 159 | WAVENEY DRIVE | | CHELMSFORD | CM1 7QD | 96 | £4,063 | |
| £395,000 | 27/09/2021 | T | | 22 | ST PETERS ROAD | | CHELMSFORD | CM1 2SR | 100 | £3,950 | |
| £550,000 | 27/09/2021 | D | | 17 | THE DRIVE | | CHELMSFORD | CM1 4JS | 145 | £3,793 | |
| £295,000 | 27/09/2021 | T | | 92 | RUTLAND ROAD | | CHELMSFORD | CM1 4BH | 78 | £3,782 | |
| £380,000 | 27/09/2021 | S | | 37 | EAST BRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SB | 102 | £3,725 | |
| £315,000 | 27/09/2021 | T | | 29 | HOUBLON DRIVE | | CHELMSFORD | CM2 8SE | 89 | £3,539 | |
| £290,000 | 27/09/2021 | T | | 12 | HAINAULT GROVE | | CHELMSFORD | CM1 2TP | 82 | £3,537 | |
| £204,000 | 27/09/2021 | F | | 37 | WEAR DRIVE | | CHELMSFORD | CM1 7PT | 60 | £3,400 | |
| £220,000 | 27/09/2021 | F | 1 LITTLE DOMINIE COURT | | FAYREWOOD DRIVE | GREAT LEIGHS | CHELMSFORD | CM3 1GT | 66 | £3,333 | |
| £370,000 | 27/09/2021 | T | | 33 | WALLASEA GARDENS | | CHELMSFORD | CM1 6JY | 123 | £3,008 | |
| £126,000 | 27/09/2021 | F | FLAT 207 | | BALMORAL COURT | SPRINGFIELD ROAD | CHELMSFORD | CM2 6JQ | 43 | £2,930 | |
| £475,000 | 28/09/2021 | S | | | CROWBUSH | THE VILLAGE | GREAT WALTHAM | CHELMSFORD | CM3 1AT | 59 | £8,051 |
| £675,000 | 28/09/2021 | S | | 45 | VICARAGE ROAD | | CHELMSFORD | CM2 9BS | 115 | £5,870 | |
| £2,435,000 | 28/09/2021 | D | | | GREAT GRACES | GRACES LANE | LITTLE BADDOW | CHELMSFORD | CM3 4AY | 440 | £5,534 |
| £365,000 | 28/09/2021 | S | | 26 | RECTORY ROAD | WRITTLE | CHELMSFORD | CM1 3HN | 67 | £5,448 | |
| £355,000 | 28/09/2021 | T | | 154 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BB | 69 | £5,145 | |
| £198,000 | 28/09/2021 | T | | 28 | DEERHURST CHASE | BICKNACRE | CHELMSFORD | CM3 4XG | 39 | £5,077 | |
| £320,000 | 28/09/2021 | S | | 5 | MENISH WAY | | CHELMSFORD | CM2 6RT | 65 | £4,923 | |
| £1,080,000 | 28/09/2021 | D | | | LONG CROFT | WHITES LANE | LITTLE LEIGHS | CHELMSFORD | CM3 1PA | 226 | £4,779 |
| £540,000 | 28/09/2021 | D | 1B | | ST MICHAELS DRIVE | ROXWELL | CHELMSFORD | CM1 4NX | 122 | £4,426 | |
| £421,900 | 28/09/2021 | D | | 1 | FIRS DRIVE | WRITTLE | CHELMSFORD | CM1 3EF | 100 | £4,219 | |
| £490,000 | 28/09/2021 | S | | 23 | AUDLEY ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1RS | 121 | £4,050 | |
| £555,000 | 28/09/2021 | T | | 9 | WHITLEY LINK | | CHELMSFORD | CM2 9FX | 139 | £3,993 | |
| £313,500 | 28/09/2021 | T | | 244 | LINNET DRIVE | | CHELMSFORD | CM2 8AJ | 80 | £3,919 | |
| £1,025,000 | 28/09/2021 | D | | 6 | BEAULIEU BOULEVARD | | CHELMSFORD | CM1 6EA | 262 | £3,912 | |
| £320,000 | 28/09/2021 | T | | 155 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7DJ | 82 | £3,902 | |
| £450,000 | 28/09/2021 | S | | 34 | OVERMEAD DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SW | 128 | £3,516 | |
| £305,000 | 28/09/2021 | D | | 66 | SALERNO WAY | | CHELMSFORD | CM1 2EH | 87 | £3,506 | |
| £444,600 | 28/09/2021 | S | | 34 | OVERMEAD DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SW | 128 | £3,473 | |

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|----------|------------|---|----|------------------|-------------------|-----------------------|------------|---------|-----|---------|
| £187,500 | 28/09/2021 | F | | 121 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GW | 56 | £3,348 |
| £218,500 | 28/09/2021 | F | | 126 | CROMPTON STREET | | CHELMSFORD | CM1 3GP | 67 | £3,261 |
| £205,000 | 28/09/2021 | F | | 166 | TYLERS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 70 | £2,929 |
| £76,000 | 28/09/2021 | F | | 15 | SEARLE CLOSE | | CHELMSFORD | CM2 9GB | 50 | £1,520 |
| £505,000 | 29/09/2021 | D | | 10 | HIGHFIELDS MEAD | EAST HANNINGFIELD | CHELMSFORD | CM3 8XA | 82 | £6,159 |
| £325,000 | 29/09/2021 | T | | 34 | PRIMROSE HILL | | CHELMSFORD | CM1 2RH | 55 | £5,909 |
| £575,000 | 29/09/2021 | D | | 20 | CORNELIUS VALE | | CHELMSFORD | CM2 6YF | 98 | £5,867 |
| £320,000 | 29/09/2021 | S | | 13 | BURNSIDE CRESCENT | | CHELMSFORD | CM1 4EH | 56 | £5,714 |
| £215,000 | 29/09/2021 | T | | 2 | BINLEY ROAD | | CHELMSFORD | CM2 6XJ | 40 | £5,375 |
| £320,000 | 29/09/2021 | T | | 13 | PETREBROOK | | CHELMSFORD | CM2 6QJ | 61 | £5,246 |
| £275,000 | 29/09/2021 | T | | 20 | RIVENDELL VALE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WY | 53 | £5,189 |
| £415,000 | 29/09/2021 | S | | 11 | UPPER ROMAN ROAD | | CHELMSFORD | CM2 0EX | 83 | £5,000 |
| £575,000 | 29/09/2021 | D | | 8 | FAIRFAX MEAD | | CHELMSFORD | CM2 6UG | 115 | £5,000 |
| £315,000 | 29/09/2021 | S | | 17 | CRESCENT ROAD | | CHELMSFORD | CM2 7DA | 65 | £4,846 |
| £382,000 | 29/09/2021 | T | | 14 | BRIDGEND CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PD | 80 | £4,775 |
| £387,500 | 29/09/2021 | D | | 12 | HURRELL DOWN | BOREHAM | CHELMSFORD | CM3 3JP | 83 | £4,669 |
| £475,000 | 29/09/2021 | S | | 9 | LONGFIELD ROAD | | CHELMSFORD | CM2 7QH | 105 | £4,524 |
| £197,500 | 29/09/2021 | F | | 33 | MELBA COURT | WRITTLE | CHELMSFORD | CM1 3EW | 44 | £4,489 |
| £260,000 | 29/09/2021 | T | | 110 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 58 | £4,483 |
| £329,950 | 29/09/2021 | D | | 29 | BARN GREEN | | CHELMSFORD | CM1 6UG | 74 | £4,459 |
| £790,000 | 29/09/2021 | D | | 20 | CHURCH STREET | GREAT BADDOW | CHELMSFORD | CM2 7HZ | 185 | £4,270 |
| £455,000 | 29/09/2021 | D | | 39 | SILVESTER WAY | SPRINGFIELD | CHELMSFORD | CM2 6YZ | 108 | £4,213 |
| £416,000 | 29/09/2021 | D | | 55 | PADDOCK DRIVE | | CHELMSFORD | CM1 6UX | 99 | £4,202 |
| £206,000 | 29/09/2021 | F | | 42 | HARBERD TYE | | CHELMSFORD | CM2 9GJ | 50 | £4,120 |
| £478,595 | 29/09/2021 | D | | 305 | BROOMFIELD ROAD | | CHELMSFORD | CM1 4DU | 118 | £4,056 |
| £395,000 | 29/09/2021 | S | | 32 | BOLEYN WAY | BOREHAM | CHELMSFORD | CM3 3JL | 98 | £4,031 |
| £385,000 | 29/09/2021 | T | | 344 | BADDOW ROAD | | CHELMSFORD | CM2 9QZ | 100 | £3,850 |
| £460,000 | 29/09/2021 | D | | 1 | CLAYPITS ROAD | BOREHAM | CHELMSFORD | CM3 3BZ | 120 | £3,833 |
| £350,000 | 29/09/2021 | T | | 13 | RAYMONDS CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NZ | 93 | £3,763 |
| £200,000 | 29/09/2021 | F | | 47 | EARLSFIELD DRIVE | | CHELMSFORD | CM2 6SX | 54 | £3,704 |
| £155,000 | 29/09/2021 | F | | 17 | SHEARERS WAY | BOREHAM | CHELMSFORD | CM3 3AE | 42 | £3,690 |
| £310,000 | 29/09/2021 | S | | 35 | MEADGATE AVENUE | | CHELMSFORD | CM2 7NF | 87 | £3,563 |
| £438,000 | 29/09/2021 | T | | 32 | ASHLEY GREEN | EAST HANNINGFIELD | CHELMSFORD | CM3 8AY | 128 | £3,422 |
| £227,500 | 29/09/2021 | F | | 24 | MEDWAY CLOSE | | CHELMSFORD | CM1 2LH | 68 | £3,346 |
| £160,000 | 29/09/2021 | F | | 153 | MEADGATE AVENUE | | CHELMSFORD | CM2 7NH | 48 | £3,333 |
| £220,000 | 29/09/2021 | F | | 22 | COURTLANDS | | CHELMSFORD | CM1 4DD | 73 | £3,014 |
| £157,500 | 29/09/2021 | F | | 29 | ABELL WAY | SPRINGFIELD | CHELMSFORD | CM2 6WU | 61 | £2,582 |
| £85,750 | 29/09/2021 | F | 15 | WATERHOUSE COURT | BURGESS SPRINGS | | CHELMSFORD | CM1 1QZ | 50 | £1,715 |
| £380,000 | 30/09/2021 | S | | 27 | FORREST CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NR | N/A | #VALUE! |
| £317,500 | 30/09/2021 | S | | 13 | CHURCH ROAD | BOREHAM | CHELMSFORD | CM3 3EF | N/A | #VALUE! |
| £425,000 | 30/09/2021 | S | | 28 | AUBREY CLOSE | | CHELMSFORD | CM1 4EJ | N/A | #VALUE! |
| £425,000 | 30/09/2021 | D | | 78 | BEECHES ROAD | | CHELMSFORD | CM1 2RX | 54 | £7,870 |
| £424,550 | 30/09/2021 | D | | 4 | RIGNALS LANE | | CHELMSFORD | CM2 8QT | 61 | £6,960 |
| £810,000 | 30/09/2021 | D | | 439 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6AP | 132 | £6,136 |
| £331,000 | 30/09/2021 | T | | 83 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6GJ | 56 | £5,911 |
| £465,999 | 30/09/2021 | F | 51 | MIAMI HOUSE | PRINCES ROAD | | CHELMSFORD | CM2 9GE | 83 | £5,614 |
| £532,500 | 30/09/2021 | S | | 1 | WICKHAY COTTAGES | LITTLE BADDOW | CHELMSFORD | CM3 4TJ | 96 | £5,547 |
| £745,000 | 30/09/2021 | D | | 35 | FIRST AVENUE | | CHELMSFORD | CM1 1RX | 136 | £5,478 |
| £420,000 | 30/09/2021 | D | | 1 | UPPER MOORS | GREAT WALTHAM | CHELMSFORD | CM3 1RB | 77 | £5,455 |

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|----------|------------|---|----------|-----------------------|--------------------|-----------------------|------------|---------|-----|--------|
| £320,000 | 30/09/2021 | T | | 7 | PICKWICK AVENUE | | CHELMSFORD | CM1 4UN | 59 | £5,424 |
| £385,000 | 30/09/2021 | S | | 1 | ASH GROVE | | CHELMSFORD | CM2 9JS | 72 | £5,347 |
| £437,000 | 30/09/2021 | S | | 10 | OLD CROFT CLOSE | GOOD EASTER | CHELMSFORD | CM1 4SJ | 82 | £5,329 |
| £472,500 | 30/09/2021 | T | | 100 | BURGHLEY WAY | | CHELMSFORD | CM2 9LQ | 89 | £5,309 |
| £661,166 | 30/09/2021 | D | | 69 | TORQUAY ROAD | | CHELMSFORD | CM1 7NX | 128 | £5,165 |
| £211,000 | 30/09/2021 | F | | 38 | CUSAK ROAD | CHELMER VILLAGE | CHELMSFORD | CM2 6XH | 41 | £5,146 |
| £369,950 | 30/09/2021 | S | | 31 | TEES ROAD | | CHELMSFORD | CM1 7QH | 72 | £5,138 |
| £325,000 | 30/09/2021 | S | | 90 | WEST AVENUE | | CHELMSFORD | CM1 2DF | 65 | £5,000 |
| £440,000 | 30/09/2021 | S | | 29 | ST JOHNS ROAD | WRITTLE | CHELMSFORD | CM1 3EB | 90 | £4,889 |
| £610,000 | 30/09/2021 | S | | 63 | QUEENS ROAD | | CHELMSFORD | CM2 6HB | 125 | £4,880 |
| £575,000 | 30/09/2021 | D | | 20 | MANDEVILLE WAY | BROOMFIELD | CHELMSFORD | CM1 7HN | 119 | £4,832 |
| £400,000 | 30/09/2021 | D | | 24 | SUNRISE AVENUE | | CHELMSFORD | CM1 4JP | 83 | £4,819 |
| £383,000 | 30/09/2021 | T | | 96 | RECTORY LANE | | CHELMSFORD | CM1 1RF | 81 | £4,728 |
| £320,000 | 30/09/2021 | F | | 29 | GOLDLAY GARDENS | | CHELMSFORD | CM2 0EN | 68 | £4,706 |
| £367,000 | 30/09/2021 | T | | 13 | HILL ROAD | | CHELMSFORD | CM2 6HW | 78 | £4,705 |
| £510,000 | 30/09/2021 | T | | 105 | LONGSHOTS CLOSE | | CHELMSFORD | CM1 7DU | 109 | £4,679 |
| £500,000 | 30/09/2021 | S | ENDYMION | | THE TYE | EAST HANNINGFIELD | CHELMSFORD | CM3 8AE | 107 | £4,673 |
| £357,500 | 30/09/2021 | T | | 9 | HITHER BLAKERS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5IH | 77 | £4,643 |
| £450,000 | 30/09/2021 | D | | 128 | FAIRWAY DRIVE | | CHELMSFORD | CM3 3FH | 97 | £4,639 |
| £180,000 | 30/09/2021 | F | | 53 | HURRELL DOWN | BOREHAM | CHELMSFORD | CM3 3JP | 39 | £4,615 |
| £382,500 | 30/09/2021 | T | | 183 | BEELEIGH LINK | | CHELMSFORD | CM2 6PH | 83 | £4,608 |
| £280,000 | 30/09/2021 | F | | 3 | COUNTY PLACE | | CHELMSFORD | CM2 0RF | 61 | £4,590 |
| £195,000 | 30/09/2021 | F | 38 | ARMSTRONG GIBBS COURT | THE CAUSEWAY | GREAT BADDOW | CHELMSFORD | CM2 7FR | 43 | £4,535 |
| £285,000 | 30/09/2021 | T | | 9 | JUBILEE TERRACE | | CHELMSFORD | CM1 1SE | 64 | £4,453 |
| £315,000 | 30/09/2021 | T | | 121 | POLLARDS GREEN | | CHELMSFORD | CM2 6UX | 71 | £4,437 |
| £212,500 | 30/09/2021 | F | | 51 | RAINSFORD ROAD | | CHELMSFORD | CM1 2QJ | 49 | £4,337 |
| £336,000 | 30/09/2021 | S | | 73 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7BU | 78 | £4,308 |
| £332,500 | 30/09/2021 | T | | 2 | MARCONI ROAD | | CHELMSFORD | CM1 1QB | 78 | £4,263 |
| £590,000 | 30/09/2021 | D | | 65 | FAIRWAY DRIVE | | CHELMSFORD | CM3 3FG | 140 | £4,214 |
| £455,000 | 30/09/2021 | T | | 34 | HUNTERS WAY | | CHELMSFORD | CM1 6FL | 108 | £4,213 |
| £465,000 | 30/09/2021 | S | | 12 | ST MARYS CLOSE | GREAT BADDOW | CHELMSFORD | CM2 8EQ | 112 | £4,152 |
| £415,000 | 30/09/2021 | D | | 50 | MONTFORT DRIVE | | CHELMSFORD | CM2 9FN | 101 | £4,109 |
| £345,000 | 30/09/2021 | T | | 30 | WRITTLE ROAD | | CHELMSFORD | CM1 3BX | 85 | £4,059 |
| £523,000 | 30/09/2021 | S | | 27 | FIFTH AVENUE | | CHELMSFORD | CM1 4HB | 130 | £4,023 |
| £505,000 | 30/09/2021 | D | | 1 | LONGACRE | | CHELMSFORD | CM1 3BJ | 126 | £4,008 |
| £323,000 | 30/09/2021 | T | | 37 | DAFFODIL WAY | | CHELMSFORD | CM1 6XB | 81 | £3,988 |
| £772,500 | 30/09/2021 | D | | 68 | BEEHIVE LANE | | CHELMSFORD | CM2 9RX | 194 | £3,982 |
| £227,500 | 30/09/2021 | F | | 56 | BURGHLEY WAY | | CHELMSFORD | CM2 9LQ | 58 | £3,922 |
| £450,000 | 30/09/2021 | S | | 12 | HUNTERS WAY | | CHELMSFORD | CM1 6FL | 115 | £3,913 |
| £390,000 | 30/09/2021 | S | | 78 | KEENE WAY | | CHELMSFORD | CM2 8NR | 101 | £3,861 |
| £212,000 | 30/09/2021 | F | | 114 | WAVENEY DRIVE | | CHELMSFORD | CM1 7QA | 55 | £3,855 |
| £315,000 | 30/09/2021 | S | | 14 | WALTHAM GLEN | | CHELMSFORD | CM2 9EL | 82 | £3,841 |
| £265,000 | 30/09/2021 | F | 3 | BAILEY COURT | NEW WRITTLE STREET | | CHELMSFORD | CM2 0FS | 69 | £3,841 |
| £387,500 | 30/09/2021 | T | | 318 | BADDOW ROAD | | CHELMSFORD | CM2 9QX | 102 | £3,799 |
| £486,000 | 30/09/2021 | S | | 12 | COVAL AVENUE | | CHELMSFORD | CM1 1TF | 128 | £3,797 |
| £450,000 | 30/09/2021 | D | | 47 | PEARTREE LANE | DANBURY | CHELMSFORD | CM3 4LS | 119 | £3,782 |
| £310,000 | 30/09/2021 | T | | 65 | WATERHOUSE LANE | | CHELMSFORD | CM1 2TE | 82 | £3,780 |
| £395,000 | 30/09/2021 | S | | 590 | GALLEYWOOD ROAD | | CHELMSFORD | CM2 8BX | 105 | £3,762 |
| £330,000 | 30/09/2021 | S | | 59 | PENTLAND AVENUE | | CHELMSFORD | CM1 4AY | 88 | £3,750 |

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|------------|------------|---|---------|-----|-------------------------|------------------------|------------------|------------|---------|--------|--------|
| £550,000 | 30/09/2021 | D | | 89 | HUMBER ROAD | | CHELMSFORD | CM1 7PF | 147 | £3,741 | |
| £245,000 | 30/09/2021 | F | | 82 | CHELMER ROAD | | CHELMSFORD | CM2 6AB | 66 | £3,712 | |
| £505,000 | 30/09/2021 | S | | 2 | NEW ROAD | GREAT BADDOW | CHELMSFORD | CM2 7QT | 137 | £3,686 | |
| £340,000 | 30/09/2021 | S | | 77 | SPRINGFIELD PARK AVENUE | | CHELMSFORD | CM2 6EN | 94 | £3,617 | |
| £158,000 | 30/09/2021 | F | | 41 | ROOKES CRESCENT | | CHELMSFORD | CM1 3GL | 44 | £3,591 | |
| £200,000 | 30/09/2021 | F | | 185 | ROOKES CRESCENT | | CHELMSFORD | CM1 3GN | 56 | £3,571 | |
| £390,000 | 30/09/2021 | D | | 18 | SUSSEX CLOSE | BOREHAM | CHELMSFORD | CM3 3ED | 111 | £3,514 | |
| £330,000 | 30/09/2021 | T | | 4 | MANSFIELDS | WRITTLE | CHELMSFORD | CM1 3NH | 97 | £3,402 | |
| £312,500 | 30/09/2021 | T | | 12 | PEASE PLACE | EAST HANNINGFIELD | CHELMSFORD | CM3 8UZ | 93 | £3,360 | |
| £341,500 | 30/09/2021 | T | | 14 | MANSFIELDS | WRITTLE | CHELMSFORD | CM1 3NH | 102 | £3,348 | |
| £300,000 | 30/09/2021 | T | | 75 | ARCHERS WAY | | CHELMSFORD | CM2 8SB | 90 | £3,333 | |
| £308,000 | 30/09/2021 | T | | 34 | PRYORS ROAD | GALLEYWOOD | CHELMSFORD | CM2 8SA | 96 | £3,208 | |
| £255,000 | 30/09/2021 | T | | 1 | ROCHFORD ROAD | | CHELMSFORD | CM2 0EF | 80 | £3,188 | |
| £395,000 | 30/09/2021 | S | | 3 | BROOMHALL ROAD | | CHELMSFORD | CM1 7HB | 124 | £3,185 | |
| £142,500 | 30/09/2021 | F | | 118 | GODFREYS MEWS | | CHELMSFORD | CM2 0XE | 46 | £3,098 | |
| £145,000 | 30/09/2021 | F | | 108 | GODFREYS MEWS | | CHELMSFORD | CM2 0XE | 47 | £3,085 | |
| £200,000 | 30/09/2021 | F | | 85 | MELBOURNE AVENUE | | CHELMSFORD | CM1 2DR | 66 | £3,030 | |
| £290,000 | 30/09/2021 | F | | 18 | GREENWOOD CLOSE | | CHELMSFORD | CM2 6PW | 110 | £2,636 | |
| £235,000 | 30/09/2021 | F | | 12 | CANBERRA CLOSE | | CHELMSFORD | CM1 2EF | 91 | £2,582 | |
| £193,800 | 30/09/2021 | F | 11 | | WATERHOUSE COURT | BURGESS SPRINGS | CHELMSFORD | CM1 1QZ | 80 | £2,423 | |
| £150,000 | 30/09/2021 | F | FLAT 8 | | MANOR HOUSE | GAY BOWERS ROAD | DANBURY | CHELMSFORD | CM3 4JQ | 62 | £2,419 |
| £110,000 | 30/09/2021 | F | 114 | | HAVENCOURT | VICTORIA ROAD | | CHELMSFORD | CM1 1EA | 46 | £2,391 |
| £139,500 | 30/09/2021 | F | | 42 | REGIMENT GATE | SPRINGFIELD | CHELMSFORD | CM1 6BQ | 72 | £1,938 | |
| £730,000 | 01/10/2021 | D | | 3 | RIVERSIDE | | CHELMSFORD | CM2 6LL | 134 | £5,448 | |
| £240,000 | 01/10/2021 | F | FLAT 4 | | KING GEORGE COURT | MOULSHAM STREET | CHELMSFORD | CM2 0JE | 47 | £5,106 | |
| £357,500 | 01/10/2021 | T | | 8 | LOWER ANCHOR STREET | | CHELMSFORD | CM2 0AS | 77 | £4,643 | |
| £325,000 | 01/10/2021 | T | | 36 | WALLASEA GARDENS | | CHELMSFORD | CM1 6JZ | 96 | £3,385 | |
| £157,500 | 01/10/2021 | F | | 54 | ABBOTSLEIGH ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SS | 48 | £3,281 | |
| £73,750 | 01/10/2021 | F | | 10 | ARMISTICE AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6AR | 73 | £1,010 | |
| £322,500 | 04/10/2021 | F | | 13 | BLAKE COURT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XY | 111 | £2,905 | |
| £1,375,000 | 06/10/2021 | D | | | GREENFIELDS | EAST HANNINGFIELD ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8EW | 233 | £5,901 |
| £145,000 | 06/10/2021 | F | | 16 | TALLOW GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 31 | £4,677 | |
| £302,000 | 07/10/2021 | T | | 17 | TOWNFIELD STREET | | CHELMSFORD | CM1 1QJ | 61 | £4,951 | |
| £392,500 | 07/10/2021 | S | | 8 | MAIN ROAD | BICKNACRE | CHELMSFORD | CM3 4HA | 86 | £4,564 | |
| £135,000 | 07/10/2021 | F | FLAT 20 | | SPALDING COURT | CEDAR AVENUE | CHELMSFORD | CM1 2UZ | 49 | £2,755 | |
| £1,000,000 | 08/10/2021 | D | | 1 | POLICE HOUSES | GREAT BADDOW | CHELMSFORD | CM2 7BW | 195 | £5,128 | |
| £295,000 | 08/10/2021 | T | | 23 | SHEPPARD DRIVE | | CHELMSFORD | CM2 6QE | 60 | £4,917 | |
| £164,000 | 08/10/2021 | F | | 73 | THORNBOROUGH AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FW | 36 | £4,556 | |
| £373,000 | 08/10/2021 | T | | 18 | HENRY ROAD | | CHELMSFORD | CM1 1RG | 86 | £4,337 | |
| £325,000 | 08/10/2021 | S | | 17 | CHEVIOT DRIVE | | CHELMSFORD | CM1 2EU | 77 | £4,221 | |
| £170,000 | 08/10/2021 | F | | 16 | BAKER STREET | | CHELMSFORD | CM2 0SF | 47 | £3,617 | |
| £485,000 | 11/10/2021 | D | | | KIRREMUIR | STOCK ROAD | GALLEYWOOD | CHELMSFORD | CM2 8JS | 106 | £4,575 |
| £540,000 | 11/10/2021 | D | 5 | | CLARENCE MEWS | REDMAYNE DRIVE | CHELMSFORD | CM2 9AF | 124 | £4,355 | |
| £470,000 | 12/10/2021 | T | | 12 | REDMAYNE DRIVE | | CHELMSFORD | CM2 9AG | 83 | £5,663 | |
| £255,000 | 12/10/2021 | T | | 100 | COLLINGWOOD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YD | 51 | £5,000 | |
| £375,000 | 12/10/2021 | S | | 30 | BYRON ROAD | | CHELMSFORD | CM2 6EP | 88 | £4,261 | |
| £390,000 | 12/10/2021 | D | | 38 | PINTOLLS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZB | 92 | £4,239 | |
| £255,000 | 12/10/2021 | F | | 5 | SHRUBLANDS CLOSE | | CHELMSFORD | CM2 6LR | 68 | £3,750 | |
| £210,000 | 12/10/2021 | F | | 40 | WAVELL CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6FQ | 61 | £3,443 | |

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|----------|------------|---|---------|-----|-----------------------|-----------------------|--------------|------------|---------|--------|--------|
| £225,000 | 13/10/2021 | S | | 47 | HILLARY CLOSE | | CHELMSFORD | CM1 7RP | 79 | £2,848 | |
| £460,000 | 14/10/2021 | D | | 25 | LONGMEAD AVENUE | GREAT BADDOW | CHELMSFORD | CM2 7EF | 98 | £4,694 | |
| £359,999 | 14/10/2021 | T | | 88 | ST MICHAELS DRIVE | ROXWELL | CHELMSFORD | CM1 4NU | 77 | £4,675 | |
| £167,500 | 14/10/2021 | F | | 52 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 36 | £4,653 | |
| £510,000 | 14/10/2021 | D | | 34 | SWISS AVENUE | | CHELMSFORD | CM1 2AD | 114 | £4,474 | |
| £225,000 | 15/10/2021 | F | | 193 | ROOKES CRESCENT | | CHELMSFORD | CM1 3GN | 42 | £5,357 | |
| £405,000 | 15/10/2021 | S | | 48 | WELL LANE | GALLEYWOOD | CHELMSFORD | CM2 8QZ | 82 | £4,939 | |
| £325,000 | 15/10/2021 | S | | 12 | BANKSIDE CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TT | 67 | £4,851 | |
| £535,000 | 15/10/2021 | S | | 26 | ARMISTICE AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6AR | 121 | £4,421 | |
| £573,000 | 15/10/2021 | D | | 30 | ROTHESAY AVENUE | | CHELMSFORD | CM2 9BU | 143 | £4,007 | |
| £190,000 | 15/10/2021 | F | | 32 | PARK VIEW CRESCENT | GREAT BADDOW | CHELMSFORD | CM2 8HX | 52 | £3,654 | |
| £292,000 | 15/10/2021 | T | | 47 | READERS COURT | | CHELMSFORD | CM2 8EX | 85 | £3,435 | |
| £215,000 | 15/10/2021 | F | 9 | | LITTLE DOMINIE COURT | FAYREWOOD DRIVE | GREAT LEIGHS | CHELMSFORD | CM3 1GT | 66 | £3,258 |
| £395,000 | 15/10/2021 | S | | 149 | KINGS ROAD | | CHELMSFORD | CM1 2BA | 123 | £3,211 | |
| £500,000 | 18/10/2021 | S | | 55 | SECOND AVENUE | | CHELMSFORD | CM1 4ET | 81 | £6,173 | |
| £860,000 | 18/10/2021 | D | | 5 | YORK ROAD | | CHELMSFORD | CM2 0AH | 162 | £5,309 | |
| £425,000 | 18/10/2021 | S | | 90 | POLLARDS GREEN | | CHELMSFORD | CM2 6UL | 88 | £4,830 | |
| £335,000 | 18/10/2021 | S | | 41 | LADY LANE | | CHELMSFORD | CM2 0TG | 79 | £4,241 | |
| £291,000 | 18/10/2021 | F | | 18 | BADEN POWELL CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7GA | 70 | £4,157 | |
| £192,500 | 18/10/2021 | F | FLAT 1 | | TRELAWN | CHURCH ROAD | BOREHAM | CHELMSFORD | CM3 3EF | 47 | £4,096 |
| £283,500 | 18/10/2021 | T | | 27 | TRENT ROAD | | CHELMSFORD | CM1 2LG | 77 | £3,682 | |
| £290,000 | 18/10/2021 | T | | 144 | WAVENEY DRIVE | | CHELMSFORD | CM1 7QB | 87 | £3,333 | |
| £485,000 | 18/10/2021 | S | | 4 | MITCHELL WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PJ | 158 | £3,070 | |
| £580,000 | 19/10/2021 | D | | 3 | KINGSFORD DRIVE | | CHELMSFORD | CM2 6YR | 80 | £7,250 | |
| £340,000 | 19/10/2021 | T | | 11 | HENNIKER GATE | | CHELMSFORD | CM2 6QH | 83 | £4,096 | |
| £190,000 | 19/10/2021 | F | | 9 | GODFREYS MEWS | | CHELMSFORD | CM2 0XF | 48 | £3,958 | |
| £870,000 | 20/10/2021 | D | | 1 | COPPINS CLOSE | | CHELMSFORD | CM2 6AY | 168 | £5,179 | |
| £510,000 | 20/10/2021 | D | | 56 | COWDRIE WAY | SPRINGFIELD | CHELMSFORD | CM2 6GL | 130 | £3,923 | |
| £277,500 | 20/10/2021 | T | | 41 | CHEVIOT DRIVE | | CHELMSFORD | CM1 2EX | 74 | £3,750 | |
| £500,000 | 20/10/2021 | D | | 78 | HUNTS DRIVE | WRITTLE | CHELMSFORD | CM1 3HH | 140 | £3,571 | |
| £397,500 | 20/10/2021 | T | | 5 | GWYN CLOSE | BOREHAM | CHELMSFORD | CM3 3JR | 127 | £3,130 | |
| £525,000 | 21/10/2021 | S | | 10 | RIGNALS LANE | | CHELMSFORD | CM2 8QT | 81 | £6,481 | |
| £527,000 | 21/10/2021 | T | | 40 | WILLIAM PORTER CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6AN | 98 | £5,378 | |
| £405,000 | 21/10/2021 | S | | 8 | CAWKWELL CLOSE | | CHELMSFORD | CM2 6SG | 87 | £4,655 | |
| £155,000 | 21/10/2021 | F | | 47 | REDMAYNE DRIVE | | CHELMSFORD | CM2 9XG | 34 | £4,559 | |
| £375,000 | 21/10/2021 | S | | 10 | WATERHOUSE STREET | | CHELMSFORD | CM1 2TY | 89 | £4,213 | |
| £100,000 | 21/10/2021 | F | | 54 | UPPER CHASE | | CHELMSFORD | CM2 0BN | 61 | £1,639 | |
| £835,000 | 22/10/2021 | D | | 10 | LODGE ROAD | WRITTLE | CHELMSFORD | CM1 3HB | 128 | £6,523 | |
| £530,000 | 22/10/2021 | D | | 11 | LOVES WALK | WRITTLE | CHELMSFORD | CM1 3JF | 105 | £5,048 | |
| £215,000 | 22/10/2021 | T | | 50 | NASH DRIVE | BROOMFIELD | CHELMSFORD | CM1 7BG | 44 | £4,886 | |
| £360,000 | 22/10/2021 | T | | 4 | HYACINTH COURT | | CHELMSFORD | CM1 6XQ | 76 | £4,737 | |
| £450,000 | 22/10/2021 | D | | 7 | MANOR ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PW | 105 | £4,286 | |
| £355,000 | 22/10/2021 | T | | 49 | THAMES AVENUE | | CHELMSFORD | CM1 2LN | 86 | £4,128 | |
| £231,000 | 22/10/2021 | F | FLAT 1 | | WINCHESTER COURT, 173 | BROOMFIELD ROAD | CHELMSFORD | CM1 1RT | 59 | £3,915 | |
| £227,500 | 22/10/2021 | F | | 9 | MONTFORT DRIVE | | CHELMSFORD | CM2 9FN | 62 | £3,669 | |
| £152,500 | 22/10/2021 | F | FLAT 12 | | RAEBURN COURT | REMBRANDT GROVE | CHELMSFORD | CM1 6GF | 43 | £3,547 | |
| £250,000 | 22/10/2021 | T | | 10 | SCOTTS WALK | | CHELMSFORD | CM1 2HB | 73 | £3,425 | |
| £426,000 | 22/10/2021 | D | | 7 | GIMLI WATCH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LD | 132 | £3,227 | |
| £206,000 | 22/10/2021 | F | | 153 | CROMPTON STREET | | CHELMSFORD | CM1 3GR | 64 | £3,219 | |

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|------------|------------|---|-----------------|-----|------------------------|-----------------------|------------|---------|-----|--------|
| £281,000 | 22/10/2021 | T | | 50 | PRYORS ROAD | GALLEYWOOD | CHELMSFORD | CM2 8SA | 88 | £3,193 |
| £550,000 | 25/10/2021 | S | | 20 | ST JOHNS AVENUE | | CHELMSFORD | CM2 0UB | 93 | £5,914 |
| £375,000 | 25/10/2021 | T | | 4 | ANCHOR TERRACE | | CHELMSFORD | CM2 0JX | 68 | £5,515 |
| £448,000 | 25/10/2021 | D | | 2 | DANBURY VALE | DANBURY | CHELMSFORD | CM3 4LA | 91 | £4,923 |
| £1,020,000 | 25/10/2021 | D | | 16 | CHURCH GREEN | ROXWELL | CHELMSFORD | CM1 4NZ | 209 | £4,880 |
| £360,000 | 25/10/2021 | T | | 10 | NEW WRITTLE STREET | | CHELMSFORD | CM2 0RR | 78 | £4,615 |
| £315,000 | 25/10/2021 | S | | 16 | BADEN POWELL CLOSE | GREAT BADDOW | CHELMSFORD | CM2 7GA | 69 | £4,565 |
| £339,399 | 25/10/2021 | T | | 254 | BROOMFIELD ROAD | | CHELMSFORD | CM1 4DY | 82 | £4,139 |
| £410,000 | 25/10/2021 | S | | 44 | HUNTS DRIVE | WRITTLE | CHELMSFORD | CM1 3HH | 110 | £3,727 |
| £190,000 | 25/10/2021 | F | | 24 | EVELYN PLACE | | CHELMSFORD | CM1 3GY | 55 | £3,455 |
| £290,000 | 25/10/2021 | F | | 17 | GOODWIN CLOSE | | CHELMSFORD | CM2 9GX | 84 | £3,452 |
| £580,000 | 25/10/2021 | D | | 40 | WRITTLE ROAD | | CHELMSFORD | CM1 3BU | 168 | £3,452 |
| £435,000 | 25/10/2021 | S | RAFIKI COTTAGE | | CRANHAM ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3NB | 128 | £3,398 |
| £554,000 | 26/10/2021 | S | | 74 | MAYFIELD ROAD | WRITTLE | CHELMSFORD | CM1 3EL | 98 | £5,653 |
| £435,000 | 26/10/2021 | T | | 24 | JUNIPER ROAD | BOREHAM | CHELMSFORD | CM3 3DB | 107 | £4,065 |
| £230,000 | 26/10/2021 | F | | 4 | ABBOTTS PLACE | | CHELMSFORD | CM2 6RD | 59 | £3,898 |
| £260,000 | 26/10/2021 | F | | 51 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 73 | £3,562 |
| £260,000 | 26/10/2021 | F | | 55 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 73 | £3,562 |
| £290,000 | 26/10/2021 | F | | 63 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 96 | £3,021 |
| £430,000 | 27/10/2021 | D | PENDONS | | BARRACK LANE | GREAT WALTHAM | CHELMSFORD | CM3 1EP | 66 | £6,515 |
| £515,000 | 27/10/2021 | S | | 136 | MOULSHAM DRIVE | | CHELMSFORD | CM2 9QA | 82 | £6,280 |
| £400,000 | 27/10/2021 | S | | 125 | BADDOW HALL CRESCENT | | CHELMSFORD | CM2 7BU | 72 | £5,556 |
| £445,000 | 27/10/2021 | T | | 132 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BA | 90 | £4,944 |
| £325,000 | 27/10/2021 | T | | 2 | WATERHOUSE STREET | | CHELMSFORD | CM1 2TY | 71 | £4,577 |
| £319,000 | 27/10/2021 | S | | 32 | MERTON PLACE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YW | 75 | £4,253 |
| £225,000 | 27/10/2021 | F | | 20 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GH | 63 | £3,571 |
| £290,000 | 27/10/2021 | T | | 343 | MEADGATE AVENUE | | CHELMSFORD | CM2 7NL | 86 | £3,372 |
| £130,000 | 27/10/2021 | F | FLAT 2 | | ROBERTS COURT | BADDOW ROAD | CHELMSFORD | CM2 9RQ | 44 | £2,955 |
| £375,000 | 28/10/2021 | F | FLAT 10 | | ST MARKS HOUSE | COTTAGE PLACE | CHELMSFORD | CM1 1NL | 73 | £5,137 |
| £510,000 | 28/10/2021 | D | | 118 | KING EDWARDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TL | 110 | £4,636 |
| £405,000 | 28/10/2021 | D | | 18 | SHIREBOURN VALE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZX | 88 | £4,602 |
| £235,000 | 28/10/2021 | F | | 24 | SEARLE CLOSE | | CHELMSFORD | CM2 9GB | 56 | £4,196 |
| £750,000 | 29/10/2021 | D | PAGLESHAM HOUSE | | HOLLOW LANE | BROOMFIELD | CHELMSFORD | CM1 7HG | 135 | £5,556 |
| £360,000 | 29/10/2021 | D | | 3 | HARVEST CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XR | 68 | £5,294 |
| £280,000 | 29/10/2021 | S | | 29 | CATHERINES CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1RX | 54 | £5,185 |
| £245,000 | 29/10/2021 | F | 15A | | CHELMER ROAD | | CHELMSFORD | CM2 6NH | 49 | £5,000 |
| £535,000 | 29/10/2021 | D | | 13 | RUSSELL GARDENS | | CHELMSFORD | CM2 8DB | 111 | £4,820 |
| £916,500 | 29/10/2021 | S | | 167 | NEW LONDON ROAD | | CHELMSFORD | CM2 0AE | 211 | £4,344 |
| £266,000 | 29/10/2021 | S | | 89 | NORTH AVENUE | | CHELMSFORD | CM1 2AN | 66 | £4,030 |
| £330,000 | 29/10/2021 | T | | 2 | ASHTREE CRESCENT | | CHELMSFORD | CM1 2RP | 82 | £4,024 |
| £173,000 | 29/10/2021 | F | | 57 | BARNARD ROAD | | CHELMSFORD | CM2 8RR | 44 | £3,932 |
| £210,000 | 29/10/2021 | F | | 28 | EARLSFIELD DRIVE | | CHELMSFORD | CM2 6SX | 54 | £3,889 |
| £470,000 | 29/10/2021 | S | | 147 | HILL VIEW ROAD | | CHELMSFORD | CM1 7RZ | 129 | £3,643 |
| £218,250 | 29/10/2021 | F | | 33 | ABELL WAY | SPRINGFIELD | CHELMSFORD | CM2 6WU | 61 | £3,578 |
| £420,000 | 29/10/2021 | T | | 40 | MILDMAY ROAD | | CHELMSFORD | CM2 0DZ | 121 | £3,471 |
| £242,000 | 29/10/2021 | F | | 8 | DUNCAN PLACE | | CHELMSFORD | CM2 9BJ | 70 | £3,457 |
| £215,000 | 29/10/2021 | F | | 60 | TALLOW GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 65 | £3,308 |
| £410,000 | 29/10/2021 | T | | 16 | GREAT COB | | CHELMSFORD | CM1 6LA | 129 | £3,178 |
| £500,000 | 01/11/2021 | D | | 43 | PETERSFIELD | | CHELMSFORD | CM1 4EP | 101 | £4,950 |

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|----------|------------|---|--------|-----|-----------------------|-----------------------|-------------------|------------|---------|--------|--------|
| £373,000 | 01/11/2021 | S | | 76 | ST ANDREWS ROAD | BOREHAM | CHELMSFORD | CM3 3DL | 77 | £4,844 | |
| £335,000 | 01/11/2021 | T | | 18 | CAWKWELL CLOSE | | CHELMSFORD | CM2 6SG | 75 | £4,467 | |
| £490,000 | 01/11/2021 | D | | 12 | ARMONDE CLOSE | BOREHAM | CHELMSFORD | CM3 3GA | 110 | £4,455 | |
| £550,000 | 01/11/2021 | S | | 24 | WESTBOURNE GROVE | | CHELMSFORD | CM2 9RT | 127 | £4,331 | |
| £410,000 | 01/11/2021 | D | | 23 | OSPREY WAY | | CHELMSFORD | CM2 8AP | 100 | £4,100 | |
| £120,000 | 01/11/2021 | F | | 18 | DARNAY RISE | | CHELMSFORD | CM1 4XA | 31 | £3,871 | |
| £295,000 | 01/11/2021 | S | | 61 | KEATS SQUARE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XZ | 77 | £3,831 | |
| £377,000 | 01/11/2021 | T | | 8 | WARWICK SQUARE | | CHELMSFORD | CM1 2AJ | 99 | £3,808 | |
| £750,000 | 02/11/2021 | S | | 26 | CHELMERTON AVENUE | | CHELMSFORD | CM2 9RF | 109 | £6,881 | |
| £957,000 | 02/11/2021 | D | | 12 | ABBAY FIELDS | EAST HANNINGFIELD | CHELMSFORD | CM3 8XB | 217 | £4,410 | |
| £390,000 | 02/11/2021 | S | | 18 | PEREGRINE DRIVE | | CHELMSFORD | CM2 8XY | 90 | £4,333 | |
| £219,995 | 02/11/2021 | F | | 12 | TALLOW GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 57 | £3,860 | |
| £395,000 | 02/11/2021 | S | | 4 | RUBY LINK | | CHELMSFORD | CM2 9FS | 104 | £3,798 | |
| £315,000 | 02/11/2021 | T | | 96 | PYMS ROAD | | CHELMSFORD | CM2 8PX | 83 | £3,795 | |
| £390,000 | 02/11/2021 | S | | 17 | TAYLOR AVENUE | | CHELMSFORD | CM1 2BT | 120 | £3,250 | |
| £235,000 | 03/11/2021 | F | | 44 | HARDY CLOSE | | CHELMSFORD | CM1 1AE | 47 | £5,000 | |
| £325,695 | 03/11/2021 | T | | 30 | CARISBROOKE DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LT | 86 | £3,787 | |
| £650,000 | 04/11/2021 | D | | 18 | PYNE GATE | GALLEYWOOD | CHELMSFORD | CM2 8QG | 124 | £5,242 | |
| £307,000 | 04/11/2021 | T | | 32 | THE GREEN | | CHELMSFORD | CM1 2BQ | 66 | £4,652 | |
| £529,000 | 04/11/2021 | D | | 10 | MILLSON BANK | | CHELMSFORD | CM2 6QD | 125 | £4,232 | |
| £377,500 | 04/11/2021 | S | | 6 | SPRINGFIELD PARK LANE | | CHELMSFORD | CM2 6EG | 96 | £3,932 | |
| £335,000 | 04/11/2021 | S | | 30 | FOXHOLES ROAD | | CHELMSFORD | CM2 7HP | 88 | £3,807 | |
| £172,500 | 04/11/2021 | F | | 76 | FOXGLOVE WAY | | CHELMSFORD | CM1 6QR | 58 | £2,974 | |
| £267,000 | 05/11/2021 | F | 2A | | CHURCH ROAD | BOREHAM | CHELMSFORD | CM3 3EF | 55 | £4,855 | |
| £320,000 | 05/11/2021 | S | 2A | | SCHOOL LANE | BROOMFIELD | CHELMSFORD | CM1 7DN | 66 | £4,848 | |
| £282,500 | 05/11/2021 | F | | 4 | ALMA DRIVE | | CHELMSFORD | CM1 1TW | 72 | £3,924 | |
| £265,000 | 05/11/2021 | T | | 53 | KEATS SQUARE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XZ | 70 | £3,786 | |
| £340,000 | 05/11/2021 | F | | 86 | VICTORIA COURT | | CHELMSFORD | CM1 1GP | 91 | £3,736 | |
| £455,000 | 05/11/2021 | D | | 3 | THE CHASE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PN | 122 | £3,730 | |
| £365,000 | 05/11/2021 | S | | 33 | DIXON AVENUE | | CHELMSFORD | CM1 2AQ | 98 | £3,724 | |
| £557,500 | 05/11/2021 | F | | 9 | DANBURY PALACE DRIVE | DANBURY | CHELMSFORD | CM3 4FA | 155 | £3,597 | |
| £315,000 | 05/11/2021 | T | | 91 | SHELLEY ROAD | | CHELMSFORD | CM2 6ES | 88 | £3,580 | |
| £600,000 | 08/11/2021 | S | | 22 | WILLOUGHBY DRIVE | | CHELMSFORD | CM2 6UT | 111 | £5,405 | |
| £248,000 | 08/11/2021 | F | | 81 | BURNELL GATE | | CHELMSFORD | CM1 6ED | 54 | £4,593 | |
| £350,000 | 08/11/2021 | F | FLAT 7 | | THE OLD RECTORY | ABBAY FIELDS | EAST HANNINGFIELD | CHELMSFORD | CM3 8XD | 79 | £4,430 |
| £312,500 | 08/11/2021 | T | | 4 | CATHERINES CLOSE | GREAT LEIGHS | CHELMSFORD | CM3 1RX | 71 | £4,401 | |
| £410,500 | 08/11/2021 | S | | 173 | WAVENEY DRIVE | | CHELMSFORD | CM1 7QD | 109 | £3,766 | |
| £280,000 | 08/11/2021 | T | | 58 | CRAMPORN WALK | | CHELMSFORD | CM1 2RE | 85 | £3,294 | |
| £370,000 | 08/11/2021 | D | | 12 | RAINSFORD LANE | | CHELMSFORD | CM1 2QW | 119 | £3,109 | |
| £82,500 | 08/11/2021 | F | | 83 | MARY MUNNION QUARTER | | CHELMSFORD | CM2 9FT | 68 | £1,213 | |
| £250,000 | 09/11/2021 | F | | 9 | VICTORIA COURT | | CHELMSFORD | CM1 1GL | 70 | £3,571 | |
| £285,000 | 10/11/2021 | S | | 64 | CHURCH AVENUE | BROOMFIELD | CHELMSFORD | CM1 7HA | 45 | £6,333 | |
| £315,000 | 10/11/2021 | S | | 8 | DUDLEY CLOSE | BOREHAM | CHELMSFORD | CM3 3QA | 58 | £5,431 | |
| £305,000 | 10/11/2021 | T | | 27 | OXFORD COURT | | CHELMSFORD | CM2 6AX | 82 | £3,720 | |
| £152,000 | 10/11/2021 | F | 39 | | THOMPSON COURT | BROOMFIELD ROAD | CHELMSFORD | CM1 1SJ | 55 | £2,764 | |
| £380,000 | 11/11/2021 | D | | 62 | DOWNLEAZE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SJ | 70 | £5,429 | |
| £530,000 | 11/11/2021 | S | | 12 | BYRON VIEW | | CHELMSFORD | CM2 6ZN | 107 | £4,953 | |
| £450,000 | 11/11/2021 | D | | 70 | QUILP DRIVE | | CHELMSFORD | CM1 4YD | 94 | £4,787 | |
| £935,000 | 11/11/2021 | D | | | FOLLIFOOT | ST JOHNS ROAD | WRITTLE | CHELMSFORD | CM1 3EB | 218 | £4,289 |

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|------------|------------|---|--------|-----|-------------------|-----------------------|-------------|------------|---------|--------|--------|
| £592,000 | 11/11/2021 | D | | 21 | BARNABY RUDGE | | CHELMSFORD | CM1 4YG | 142 | £4,169 | |
| £340,000 | 11/11/2021 | T | | 7 | HOMEFIELD CLOSE | | CHELMSFORD | CM1 2HE | 85 | £4,000 | |
| £595,000 | 12/11/2021 | D | | 14 | LICHFIELD CLOSE | | CHELMSFORD | CM1 2XW | 103 | £5,777 | |
| £360,000 | 12/11/2021 | D | | 35 | SIDMOUTH ROAD | | CHELMSFORD | CM1 6LS | 65 | £5,538 | |
| £621,000 | 12/11/2021 | D | | 47 | EGLINTON DRIVE | | CHELMSFORD | CM2 6YL | 116 | £5,353 | |
| £248,500 | 12/11/2021 | F | FLAT 2 | | ST MARKS HOUSE | COTTAGE PLACE | CHELMSFORD | CM1 1NL | 49 | £5,071 | |
| £405,000 | 12/11/2021 | D | | 62 | THE GREEN | WRITTLE | CHELMSFORD | CM1 3DU | 80 | £5,063 | |
| £272,500 | 12/11/2021 | F | | 51 | GOLDLAY GARDENS | | CHELMSFORD | CM2 0EN | 55 | £4,955 | |
| £525,000 | 12/11/2021 | D | | 50 | BEELEIGH LINK | | CHELMSFORD | CM2 6RG | 106 | £4,953 | |
| £785,000 | 12/11/2021 | D | | 119 | HUMBER ROAD | | CHELMSFORD | CM1 7PG | 160 | £4,906 | |
| £520,000 | 12/11/2021 | D | | 50 | BEELEIGH LINK | | CHELMSFORD | CM2 6RG | 106 | £4,906 | |
| £495,000 | 12/11/2021 | D | | 98 | KELVEDON CLOSE | | CHELMSFORD | CM1 4DG | 104 | £4,760 | |
| £330,000 | 12/11/2021 | T | | 5 | MALVERN CLOSE | | CHELMSFORD | CM1 2HL | 82 | £4,024 | |
| £745,000 | 12/11/2021 | D | | | ROSEMARY LODGE | LEIGHAMS ROAD | BICKNACRE | CHELMSFORD | CM3 4HF | 195 | £3,821 |
| £312,500 | 12/11/2021 | T | | 10 | HART STREET | | CHELMSFORD | CM2 0RY | 84 | £3,720 | |
| £380,000 | 12/11/2021 | S | | 13 | GREEN LANE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5IQ | 119 | £3,193 | |
| £415,000 | 15/11/2021 | D | | 26 | PERTWEE DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NT | 73 | £5,685 | |
| £302,000 | 15/11/2021 | S | | 29 | ORCHARD STREET | | CHELMSFORD | CM2 0HD | 58 | £5,207 | |
| £325,000 | 15/11/2021 | T | | 22 | MANOR ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PT | 91 | £3,571 | |
| £127,500 | 15/11/2021 | F | | 4 | MEGGY TYE | SPRINGFIELD | CHELMSFORD | CM2 6GA | 43 | £2,965 | |
| £505,000 | 16/11/2021 | D | | 46 | ROXWELL AVENUE | | CHELMSFORD | CM1 2NX | 80 | £6,313 | |
| £400,000 | 16/11/2021 | F | FLAT 6 | | QUINLAN COURT, 78 | MILL LANE | DANBURY | CHELMSFORD | CM3 4HX | 71 | £5,634 |
| £675,000 | 16/11/2021 | D | | 5 | RIDDIFORD DRIVE | | CHELMSFORD | CM1 2GB | 124 | £5,444 | |
| £415,000 | 17/11/2021 | D | | 9 | WHITE ELM ROAD | BICKNACRE | CHELMSFORD | CM3 4LU | 80 | £5,188 | |
| £370,000 | 17/11/2021 | T | | 23 | NORTH DELL | | CHELMSFORD | CM1 6UP | 75 | £4,933 | |
| £470,000 | 17/11/2021 | D | | 29 | BULBECKS WALK | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZN | 113 | £4,159 | |
| £155,000 | 17/11/2021 | F | | 50 | ABBOTSLEIGH ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SS | 44 | £3,523 | |
| £195,000 | 17/11/2021 | F | | 18 | SHERWOOD DRIVE | | CHELMSFORD | CM1 3DN | 68 | £2,868 | |
| £350,000 | 18/11/2021 | T | | 28 | ORCHARD STREET | | CHELMSFORD | CM2 0HD | 55 | £6,364 | |
| £290,000 | 18/11/2021 | T | | 2 | MILTON PLACE | | CHELMSFORD | CM1 4LA | 64 | £4,531 | |
| £285,000 | 19/11/2021 | S | | 61 | COUNTY PLACE | | CHELMSFORD | CM2 0RF | 50 | £5,700 | |
| £250,000 | 19/11/2021 | F | | 90 | HAMBERTS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TZ | 49 | £5,102 | |
| £280,000 | 19/11/2021 | T | | 8 | COBURG PLACE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LY | 57 | £4,912 | |
| £407,000 | 19/11/2021 | S | | 9 | LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3LT | 90 | £4,522 | |
| £1,142,500 | 19/11/2021 | D | | | OLD SCHOOL HOUSE | SCHOOL ROAD | GOOD EASTER | CHELMSFORD | CM1 4RT | 257 | £4,446 |
| £570,000 | 19/11/2021 | S | | 55 | CORNELIUS VALE | | CHELMSFORD | CM2 6GY | 133 | £4,286 | |
| £308,500 | 19/11/2021 | T | | 22 | PLOVER WALK | | CHELMSFORD | CM2 8XX | 78 | £3,955 | |
| £355,000 | 19/11/2021 | F | 34 | | WATERHOUSE COURT | BURGESS SPRINGS | CHELMSFORD | CM1 1QZ | 93 | £3,817 | |
| £284,000 | 19/11/2021 | F | | 23 | HAYES CLOSE | | CHELMSFORD | CM2 0RN | 79 | £3,595 | |
| £460,000 | 19/11/2021 | S | | 2 | HAWKWOOD CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TR | 134 | £3,433 | |
| £300,000 | 19/11/2021 | T | | 68 | BELVEDERE ROAD | DANBURY | CHELMSFORD | CM3 4RB | 96 | £3,125 | |
| £360,000 | 22/11/2021 | S | | 10 | KIRK PLACE | | CHELMSFORD | CM2 6TN | 59 | £6,102 | |
| £560,000 | 22/11/2021 | S | | 154 | MOULSHAM DRIVE | | CHELMSFORD | CM2 9QA | 99 | £5,657 | |
| £490,000 | 22/11/2021 | D | | 35 | HOYNORS | DANBURY | CHELMSFORD | CM3 4RL | 95 | £5,158 | |
| £567,000 | 22/11/2021 | S | | 25 | SWISS AVENUE | | CHELMSFORD | CM1 2AD | 112 | £5,063 | |
| £366,000 | 22/11/2021 | S | | 16 | STARBOARD VIEW | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GR | 75 | £4,880 | |
| £255,000 | 22/11/2021 | F | FLAT 3 | | | MOULSHAM STREET | CHELMSFORD | CM2 0JA | 57 | £4,474 | |
| £258,000 | 22/11/2021 | T | | 112 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 58 | £4,448 | |
| £615,000 | 22/11/2021 | D | | 42 | MAIN ROAD | DANBURY | CHELMSFORD | CM3 4NQ | 160 | £3,844 | |

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|------------|------------|---|----------|-----------------|----------------------|-----------------------|------------|---------|-----|---------|
| £245,000 | 22/11/2021 | F | | 53 | VICTORIA CRESCENT | | CHELMSFORD | CM1 1QF | 65 | £3,769 |
| £640,000 | 23/11/2021 | S | | 20 | LONGSTOMPS AVENUE | | CHELMSFORD | CM2 9LA | N/A | #VALUE! |
| £1,100,000 | 23/11/2021 | D | | 4 | GUYS FARM | WRITTLE | CHELMSFORD | CM1 3GA | 174 | £6,322 |
| £635,000 | 23/11/2021 | D | | 44 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NU | 136 | £4,669 |
| £390,000 | 23/11/2021 | T | | 18 | TOWN CROFT | | CHELMSFORD | CM1 4JX | 108 | £3,611 |
| £375,000 | 23/11/2021 | S | | 71 | RAINSFORD LANE | | CHELMSFORD | CM1 2QS | 105 | £3,571 |
| £106,750 | 23/11/2021 | F | | 59 | MARY MUNNION QUARTER | | CHELMSFORD | CM2 9FT | 69 | £1,547 |
| £544,000 | 24/11/2021 | D | | 8 | HILLSIDE GROVE | | CHELMSFORD | CM2 9DA | 83 | £6,554 |
| £370,000 | 24/11/2021 | S | | 33 | ORFORD CRESCENT | | CHELMSFORD | CM1 7NZ | 59 | £6,271 |
| £545,000 | 24/11/2021 | S | | 52 | ST JOHNS ROAD | | CHELMSFORD | CM2 9PE | 98 | £5,561 |
| £700,000 | 24/11/2021 | S | | 11 | ST VINCENTS ROAD | | CHELMSFORD | CM2 9PS | 133 | £5,263 |
| £400,000 | 24/11/2021 | D | LYNSHORE | | LYNDERS WOOD LANE | GREAT LEIGHS | CHELMSFORD | CM3 1PX | 77 | £5,195 |
| £285,000 | 24/11/2021 | T | | 6 | VICARAGE ROAD | | CHELMSFORD | CM2 9PG | 55 | £5,182 |
| £598,000 | 24/11/2021 | D | | 55 | LAWN LANE | | CHELMSFORD | CM1 6PS | 116 | £5,155 |
| £379,000 | 24/11/2021 | S | | 9 | LINNET DRIVE | | CHELMSFORD | CM2 8AD | 87 | £4,356 |
| £320,000 | 24/11/2021 | T | | 53 | BAKER STREET | | CHELMSFORD | CM2 0SA | 74 | £4,324 |
| £475,000 | 24/11/2021 | D | | 5 | BULBECKS WALK | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZN | 115 | £4,130 |
| £289,000 | 24/11/2021 | F | | 90 | WATSON HEIGHTS | | CHELMSFORD | CM1 1AF | 70 | £4,129 |
| £310,000 | 24/11/2021 | T | | 522 | LINNET DRIVE | | CHELMSFORD | CM2 8AN | 81 | £3,827 |
| £195,000 | 24/11/2021 | F | | 19 | MASCALLS WAY | | CHELMSFORD | CM2 7NR | 75 | £2,600 |
| £188,700 | 24/11/2021 | T | 1 | BIRCH HOUSE | THE WESTERINGS | | CHELMSFORD | CM2 8JQ | 75 | £2,516 |
| £145,000 | 24/11/2021 | F | FLAT 11 | MANOR HOUSE | GAY BOWERS ROAD | DANBURY | CHELMSFORD | CM3 4JQ | 64 | £2,266 |
| £345,000 | 25/11/2021 | T | | 134 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6LF | 67 | £5,149 |
| £544,000 | 25/11/2021 | D | | 1 | DAFFODIL WAY | | CHELMSFORD | CM1 6XB | 129 | £4,217 |
| £160,000 | 25/11/2021 | T | | 23 | MELVILLE HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FT | 38 | £4,211 |
| £560,000 | 25/11/2021 | D | | 28 | WHITMORE CRESCENT | | CHELMSFORD | CM2 6YN | 140 | £4,000 |
| £185,000 | 25/11/2021 | F | | 77 | TAMAR RISE | | CHELMSFORD | CM1 7QL | 55 | £3,364 |
| £640,000 | 26/11/2021 | T | | 4 | BROAD MEAD | SOUTH HANNINGFIELD | CHELMSFORD | CM3 8GX | 122 | £5,246 |
| £407,500 | 26/11/2021 | S | | 15 | WHYVERNE CLOSE | | CHELMSFORD | CM1 6UE | 78 | £5,224 |
| £235,000 | 26/11/2021 | S | | 59 | NASH DRIVE | BROOMFIELD | CHELMSFORD | CM1 7BG | 45 | £5,222 |
| £440,000 | 26/11/2021 | S | | 15 | HUNTS CLOSE | WRITTLE | CHELMSFORD | CM1 3HJ | 85 | £5,176 |
| £470,000 | 26/11/2021 | S | | 4 | BIRDIE CLOSE | | CHELMSFORD | CM3 3FW | 93 | £5,054 |
| £390,000 | 26/11/2021 | S | | 14 | ST NAZAIRE ROAD | | CHELMSFORD | CM1 2EQ | 82 | £4,756 |
| £412,000 | 26/11/2021 | S | | 35 | MURRELL LOCK | | CHELMSFORD | CM2 6SW | 89 | £4,629 |
| £487,500 | 26/11/2021 | S | | 31 | KINGSTON CRESCENT | | CHELMSFORD | CM2 6DN | 107 | £4,556 |
| £223,000 | 26/11/2021 | F | | 38 | STAPLEFORD CLOSE | | CHELMSFORD | CM2 0RB | 49 | £4,551 |
| £245,000 | 26/11/2021 | T | | 3 | TOWNFIELD STREET | | CHELMSFORD | CM1 1QJ | 54 | £4,537 |
| £375,000 | 26/11/2021 | T | | 5 | PALM CLOSE | | CHELMSFORD | CM2 9NL | 86 | £4,360 |
| £386,000 | 26/11/2021 | S | | 41 | CORPORATION ROAD | | CHELMSFORD | CM1 2AR | 89 | £4,337 |
| £345,000 | 26/11/2021 | T | | 15 | MARY MUNNION QUARTER | | CHELMSFORD | CM2 9FT | 80 | £4,313 |
| £242,500 | 26/11/2021 | F | | 4 | COATES QUAY | | CHELMSFORD | CM2 6HU | 57 | £4,254 |
| £420,000 | 26/11/2021 | S | | 6 | ST MARYS CLOSE | GREAT BADDOW | CHELMSFORD | CM2 8EQ | 106 | £3,962 |
| £445,000 | 26/11/2021 | T | | 13 | HILL VIEW ROAD | | CHELMSFORD | CM1 7RS | 113 | £3,938 |
| £415,000 | 26/11/2021 | D | | 13 | SHIREBOURN VALE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZX | 107 | £3,879 |
| £340,000 | 26/11/2021 | D | | 95 | COVAL LANE | | CHELMSFORD | CM1 1TQ | 89 | £3,820 |
| £160,000 | 26/11/2021 | F | 42 | FRIARS HOUSE, 6 | PARKWAY | | CHELMSFORD | CM2 0NF | 44 | £3,636 |
| £187,250 | 26/11/2021 | F | | 81 | GUYS FARM ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NF | 56 | £3,344 |
| £223,000 | 26/11/2021 | F | | 7 | COURTLANDS | | CHELMSFORD | CM1 4DD | 72 | £3,097 |
| £287,500 | 26/11/2021 | S | | 143 | SUNRISE AVENUE | | CHELMSFORD | CM1 4JW | 101 | £2,847 |

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|------------|------------|---|---------|-----------------|-------------------------|-----------------------|------------|---------|---------|--------|
| £98,000 | 26/11/2021 | F | 12 | ECCLES COURT | BURGESS SPRINGS | CHELMSFORD | CM1 1JB | 51 | £1,922 | |
| £358,500 | 29/11/2021 | S | | | 6 TYLERS CLOSE | CHELMSFORD | CM2 9DY | 59 | £6,076 | |
| £485,000 | 29/11/2021 | S | | | 1 BADDOW PLACE AVENUE | CHELMSFORD | CM2 7JN | 85 | £5,706 | |
| £429,995 | 29/11/2021 | S | | | 9 BUSHEY CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LF | 80 | £5,375 |
| £400,000 | 29/11/2021 | T | | | 12 TOWN CROFT | CHELMSFORD | CM1 4JX | 75 | £5,333 | |
| £500,000 | 29/11/2021 | S | 4 | BAKERS COTTAGES | HYDE LANE | DANBURY | CHELMSFORD | CM3 4LW | 94 | £5,319 |
| £410,000 | 29/11/2021 | D | | | 52 INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GE | 81 | £5,062 |
| £270,000 | 29/11/2021 | F | FLAT 13 | FRENCH COURT | CEDAR AVENUE | CHELMSFORD | CM1 2WW | 55 | £4,909 | |
| £195,000 | 29/11/2021 | F | | | 3 GERARD GARDENS | CHELMSFORD | CM2 9GD | 40 | £4,875 | |
| £485,000 | 29/11/2021 | D | | | 35 ALBERT ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LS | 103 | £4,709 |
| £613,750 | 29/11/2021 | S | | | 22 THE AVENUE | DANBURY | CHELMSFORD | CM3 4QN | 133 | £4,615 |
| £565,000 | 29/11/2021 | T | | | 141 PUMP LANE | SPRINGFIELD | CHELMSFORD | CM1 6TA | 128 | £4,414 |
| £480,000 | 29/11/2021 | T | | | 50 ST FABIAN'S DRIVE | CHELMSFORD | CM1 2PR | 110 | £4,364 | |
| £315,000 | 29/11/2021 | T | | | 9 FOREMANS | CHELMSFORD | CM1 2GQ | 75 | £4,200 | |
| £465,000 | 29/11/2021 | T | | | 52 ST FABIAN'S DRIVE | CHELMSFORD | CM1 2PR | 119 | £3,908 | |
| £470,000 | 29/11/2021 | S | | | 28 BERWICK AVENUE | CHELMSFORD | CM1 4AS | 125 | £3,760 | |
| £325,000 | 29/11/2021 | S | | | 15 MEADOW ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8DU | 88 | £3,693 |
| £400,000 | 29/11/2021 | T | | | 62 SUNRISE AVENUE | CHELMSFORD | CM1 4JP | 109 | £3,670 | |
| £455,000 | 29/11/2021 | T | | | 64 PARKLANDS DRIVE | CHELMSFORD | CM1 7SP | 126 | £3,611 | |
| £195,000 | 29/11/2021 | F | | | 22 LITTLECROFT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GQ | 56 | £3,482 |
| £400,000 | 30/11/2021 | S | | | 7 DIXON AVENUE | CHELMSFORD | CM1 2AQ | 61 | £6,557 | |
| £360,000 | 30/11/2021 | S | | | 26 HUNTS DRIVE | WRITTLE | CHELMSFORD | CM1 3HH | 69 | £5,217 |
| £450,000 | 30/11/2021 | S | 21A | BEECHES ROAD | CHELMSFORD | CM1 2RX | 88 | £5,114 | | |
| £1,280,000 | 30/11/2021 | D | | BOJANGLES | SOUTH HANNINGFIELD ROAD | SOUTH HANNINGFIELD | CHELMSFORD | CM3 8HJ | 256 | £5,000 |
| £355,000 | 30/11/2021 | T | | | 14 BOUNDERBY GROVE | CHELMSFORD | CM1 4XW | 74 | £4,797 | |
| £365,000 | 30/11/2021 | T | | | 57 DAFFODIL WAY | CHELMSFORD | CM1 6XE | 78 | £4,679 | |
| £545,000 | 30/11/2021 | D | | | 80 BODMIN ROAD | CHELMSFORD | CM1 6LL | 118 | £4,619 | |
| £315,000 | 30/11/2021 | S | | | 13 ALEXANDER MEWS | SANDON | CHELMSFORD | CM2 7TT | 74 | £4,257 |
| £235,000 | 30/11/2021 | T | | | 16 DAWBERRY PLACE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZQ | 59 | £3,983 |
| £168,000 | 30/11/2021 | F | | | 39 RUMSEY FIELDS | DANBURY | CHELMSFORD | CM3 4RH | 48 | £3,500 |
| £254,000 | 30/11/2021 | F | | | 42 WHARF ROAD | CHELMSFORD | CM2 6LU | 74 | £3,432 | |
| £190,000 | 30/11/2021 | S | | | 79 ARCHERS WAY | CHELMSFORD | CM2 8SB | 91 | £2,088 | |
| £375,000 | 01/12/2021 | D | | | 6 HILL VIEW ROAD | CHELMSFORD | CM1 7RS | 68 | £5,515 | |
| £460,000 | 01/12/2021 | S | | | 18 HUNTS DRIVE | WRITTLE | CHELMSFORD | CM1 3HH | 106 | £4,340 |
| £375,000 | 01/12/2021 | S | | | 152 LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3JR | 103 | £3,641 |
| £389,000 | 02/12/2021 | D | | | 11 REYNOLDS GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FA | 71 | £5,479 |
| £690,000 | 02/12/2021 | S | | OAKFOLD | THE RIDGE | LITTLE BADDOW | CHELMSFORD | CM3 4RX | 149 | £4,631 |
| £330,000 | 02/12/2021 | S | | | 20 COTSWOLD CRESCENT | CHELMSFORD | CM1 2HS | 78 | £4,231 | |
| £780,000 | 03/12/2021 | T | | | 8 BADDOW ROAD | CHELMSFORD | CM2 0DG | N/A | #VALUE! | |
| £760,000 | 03/12/2021 | D | | DRAKES COTTAGE | DRAKES LANE | LITTLE WALTHAM | CHELMSFORD | CM3 3ND | 124 | £6,129 |
| £233,000 | 03/12/2021 | S | | | 2 TUTORS WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FB | 41 | £5,683 |
| £315,000 | 03/12/2021 | T | | | 59 PEGGOTTY CLOSE | CHELMSFORD | CM1 4XU | 66 | £4,773 | |
| £415,000 | 03/12/2021 | S | | | 21 RIDLEY ROAD | CHELMSFORD | CM1 7AR | 87 | £4,770 | |
| £356,500 | 03/12/2021 | S | | | 4 EAST BRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SB | 79 | £4,513 |
| £615,000 | 03/12/2021 | D | | | 95 MAIN ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1ND | 138 | £4,457 |
| £436,000 | 03/12/2021 | T | | | 15 MONTFORT DRIVE | CHELMSFORD | CM2 9FN | 101 | £4,317 | |
| £636,000 | 03/12/2021 | D | | | 8 JIGGER GARDENS | CHELMSFORD | CM3 3FR | 152 | £4,184 | |
| £215,000 | 03/12/2021 | F | | | 70 HARBERD TYE | CHELMSFORD | CM2 9GJ | 52 | £4,135 | |
| £2,150,000 | 03/12/2021 | D | | FARTHINGS | EAST HANNINGFIELD ROAD | SANDON | CHELMSFORD | CM2 7TQ | 543 | £3,959 |

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|------------|------------|---|--------------|-----|-------------------------|-----------------------|------------|---------|-----|---------|
| £600,000 | 03/12/2021 | S | | 148 | REGIMENT GATE | SPRINGFIELD | CHELMSFORD | CM1 6BQ | 154 | £3,896 |
| £652,500 | 03/12/2021 | D | | 21 | FAIRWAY DRIVE | | CHELMSFORD | CM3 3FG | 174 | £3,750 |
| £198,000 | 03/12/2021 | S | | 35 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6GQ | 53 | £3,736 |
| £310,000 | 03/12/2021 | S | | 61 | HAREWOOD ROAD | | CHELMSFORD | CM1 3DH | 83 | £3,735 |
| £200,000 | 03/12/2021 | F | 16A | | LOWER ANCHOR STREET | | CHELMSFORD | CM2 0AS | 58 | £3,448 |
| £415,000 | 06/12/2021 | D | | 42 | KINGS WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5QH | N/A | #VALUE! |
| £340,000 | 06/12/2021 | T | | 13 | GOLDING THOROUGHFARE | | CHELMSFORD | CM2 6TU | 66 | £5,152 |
| £1,250,000 | 06/12/2021 | D | | 596 | GALLEYWOOD ROAD | | CHELMSFORD | CM2 8BY | 259 | £4,826 |
| £497,000 | 06/12/2021 | D | | 52 | WILFRED WATERMAN DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6AZ | 106 | £4,689 |
| £325,000 | 06/12/2021 | T | | 17 | WATCHOUSE ROAD | GALLEYWOOD | CHELMSFORD | CM2 8PT | 74 | £4,392 |
| £315,000 | 06/12/2021 | T | | 57 | PINES ROAD | | CHELMSFORD | CM1 2EY | 74 | £4,257 |
| £325,000 | 06/12/2021 | T | | 7 | CHELMER ROAD | | CHELMSFORD | CM2 6NH | 77 | £4,221 |
| £380,000 | 06/12/2021 | T | | 109 | BADDOW ROAD | | CHELMSFORD | CM2 7PY | 91 | £4,176 |
| £450,000 | 07/12/2021 | D | | 26 | CLEMENTS GREEN LANE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JP | 127 | £3,543 |
| £120,000 | 07/12/2021 | F | | 24 | BOND STREET | | CHELMSFORD | CM1 1GH | 52 | £2,308 |
| £355,000 | 08/12/2021 | S | | 56 | SPRINGFIELD PARK AVENUE | | CHELMSFORD | CM2 6EN | 71 | £5,000 |
| £410,000 | 08/12/2021 | S | | 71 | LINNET DRIVE | | CHELMSFORD | CM2 8AE | 86 | £4,767 |
| £400,000 | 08/12/2021 | S | | 37 | DORSET AVENUE | | CHELMSFORD | CM2 9UA | 88 | £4,545 |
| £415,000 | 08/12/2021 | S | | 24 | VAN DIEMANS ROAD | | CHELMSFORD | CM2 9QQ | 93 | £4,462 |
| £330,000 | 08/12/2021 | T | | 508 | LINNET DRIVE | | CHELMSFORD | CM2 8AN | 75 | £4,400 |
| £152,000 | 08/12/2021 | F | | 112 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 35 | £4,343 |
| £407,500 | 08/12/2021 | T | | 28 | LONGFIELD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JN | 102 | £3,995 |
| £572,500 | 08/12/2021 | D | | 14 | WELLFIELD | WRITTLE | CHELMSFORD | CM1 3LF | 144 | £3,976 |
| £340,000 | 08/12/2021 | S | | 24 | ANDERSON AVENUE | | CHELMSFORD | CM1 2BZ | 88 | £3,864 |
| £755,000 | 08/12/2021 | D | | 12 | PURCELL COLE | WRITTLE | CHELMSFORD | CM1 3NB | 197 | £3,832 |
| £325,000 | 08/12/2021 | T | | 19 | FREMANTLE CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TY | 89 | £3,652 |
| £525,000 | 09/12/2021 | S | | 14 | FIFTH AVENUE | | CHELMSFORD | CM1 4HD | 94 | £5,585 |
| £395,000 | 09/12/2021 | D | | 146 | LITTLECROFT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GF | 82 | £4,817 |
| £680,100 | 09/12/2021 | D | | 4 | PURCELL COLE | WRITTLE | CHELMSFORD | CM1 3NB | 145 | £4,690 |
| £1,100,000 | 09/12/2021 | D | CHIMNEYS | | BRAINTREE ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3LH | 236 | £4,661 |
| £415,000 | 09/12/2021 | D | ROSE COTTAGE | | MAIN ROAD | WOODHAM FERRERS | CHELMSFORD | CM3 8RF | 98 | £4,235 |
| £388,000 | 09/12/2021 | T | | 316 | BADDOW ROAD | | CHELMSFORD | CM2 9QX | 94 | £4,128 |
| £515,000 | 09/12/2021 | D | | 40 | BAWDEN WAY | | CHELMSFORD | CM2 9GY | 131 | £3,931 |
| £335,000 | 09/12/2021 | S | | 15 | TAYLOR AVENUE | | CHELMSFORD | CM1 2BT | 87 | £3,851 |
| £190,000 | 09/12/2021 | F | | 137 | SHELLEY ROAD | | CHELMSFORD | CM2 6ET | 77 | £2,468 |
| £430,000 | 10/12/2021 | S | | 29 | OSPREY WAY | | CHELMSFORD | CM2 8AP | 67 | £6,418 |
| £546,000 | 10/12/2021 | S | | 58 | WELL LANE | GALLEYWOOD | CHELMSFORD | CM2 8QZ | 90 | £6,067 |
| £630,000 | 10/12/2021 | D | | 5 | VICTORIA ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LR | 115 | £5,478 |
| £388,000 | 10/12/2021 | S | | 8 | SAMUEL MANOR | SPRINGFIELD | CHELMSFORD | CM2 6PU | 71 | £5,465 |
| £585,000 | 10/12/2021 | D | | 1 | THE AVENUE | DANBURY | CHELMSFORD | CM3 4QN | 111 | £5,270 |
| £379,000 | 10/12/2021 | T | | 16 | WOLSELEY ROAD | | CHELMSFORD | CM2 0RS | 72 | £5,264 |
| £585,000 | 10/12/2021 | D | | 8 | HALYARD REACH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GN | 113 | £5,177 |
| £798,500 | 10/12/2021 | D | | 49 | MALDON ROAD | DANBURY | CHELMSFORD | CM3 4QL | 155 | £5,152 |
| £625,000 | 10/12/2021 | D | | 59 | LAWN LANE | | CHELMSFORD | CM1 6PS | 129 | £4,845 |
| £410,000 | 10/12/2021 | T | | 31 | WHARTON DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6BF | 87 | £4,713 |
| £240,000 | 10/12/2021 | F | | 225 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0RU | 51 | £4,706 |
| £337,000 | 10/12/2021 | T | | 49 | LIME WALK | | CHELMSFORD | CM2 9NQ | 74 | £4,554 |
| £222,000 | 10/12/2021 | F | | 30 | MELBA COURT | WRITTLE | CHELMSFORD | CM1 3EW | 49 | £4,531 |
| £332,000 | 10/12/2021 | S | | 31 | SPRINGFIELD PARK AVENUE | | CHELMSFORD | CM2 6EL | 74 | £4,486 |

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|------------|------------|---|--------|-----|-----------------------|-----------------------|---------------|------------|---------|---------|--------|
| £375,000 | 10/12/2021 | S | | 42 | MALDON ROAD | GREAT BADDOW | CHELMSFORD | CM2 7DL | 89 | £4,213 | |
| £550,000 | 10/12/2021 | D | | 4 | EDWIN HALL VIEW | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5QL | 134 | £4,104 | |
| £335,000 | 10/12/2021 | T | | 35 | ASHLEY GREEN | EAST HANNINGFIELD | CHELMSFORD | CM3 8AY | 82 | £4,085 | |
| £267,000 | 10/12/2021 | T | | 32 | BLACKWOOD CHINE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FZ | 66 | £4,045 | |
| £515,000 | 10/12/2021 | S | | 1 | BEN WILSON LINK | SPRINGFIELD | CHELMSFORD | CM1 6DL | 130 | £3,962 | |
| £352,000 | 10/12/2021 | S | | 1 | ABBOTSLEIGH ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 55R | 103 | £3,417 | |
| £107,000 | 10/12/2021 | F | 205 | | HAVENCOURT | VICTORIA ROAD | CHELMSFORD | CM1 1EA | 44 | £2,432 | |
| £385,000 | 13/12/2021 | D | | 4 | ORCHARD CLOSE | WRITTLE | CHELMSFORD | CM1 3EG | N/A | #VALUE! | |
| £560,000 | 13/12/2021 | S | | 14 | GORDON ROAD | | CHELMSFORD | CM2 9LL | 109 | £5,138 | |
| £656,500 | 13/12/2021 | S | 2 | | WALLACES FARM | WALLACES LANE | BOREHAM | CHELMSFORD | CM3 3AU | 129 | £5,089 |
| £540,000 | 13/12/2021 | T | | 5 | MARLBOROUGH TERRACE | | CHELMSFORD | CM2 0GL | 127 | £4,252 | |
| £268,000 | 13/12/2021 | F | 45 | | ARMSTRONG GIBBS COURT | THE CAUSEWAY | GREAT BADDOW | CHELMSFORD | CM2 7FR | 67 | £4,000 |
| £585,000 | 13/12/2021 | F | | 42 | DANBURY PALACE DRIVE | DANBURY | CHELMSFORD | CM3 4FA | 155 | £3,774 | |
| £375,000 | 13/12/2021 | S | | 3 | ROMAN ROAD | LITTLE WALTHAM | CHELMSFORD | CM3 3PE | 132 | £2,841 | |
| £585,000 | 14/12/2021 | D | | 101 | FORTINBRAS WAY | | CHELMSFORD | CM2 9UL | 69 | £8,478 | |
| £365,000 | 14/12/2021 | T | | 60 | ASHLEY GREEN | EAST HANNINGFIELD | CHELMSFORD | CM3 8AY | 83 | £4,398 | |
| £255,000 | 14/12/2021 | F | 2 | | BARBARY LODGE | SEYMOUR STREET | CHELMSFORD | CM2 0NL | 58 | £4,397 | |
| £210,000 | 14/12/2021 | F | | 401 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 54 | £3,889 | |
| £363,000 | 14/12/2021 | S | | 19 | HAWKWOOD CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TR | 119 | £3,050 | |
| £395,000 | 15/12/2021 | T | | 37 | PRIMROSE HILL | | CHELMSFORD | CM1 2RH | 73 | £5,411 | |
| £541,250 | 15/12/2021 | D | | 12 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DH | 102 | £5,306 | |
| £480,000 | 15/12/2021 | D | | 20 | WILLOUGHBY DRIVE | | CHELMSFORD | CM2 6UT | 92 | £5,217 | |
| £337,000 | 15/12/2021 | S | | 8 | LUCAS AVENUE | | CHELMSFORD | CM2 9JJ | 69 | £4,884 | |
| £390,000 | 15/12/2021 | S | | 20 | WOODLAND ROAD | | CHELMSFORD | CM1 2AT | 84 | £4,643 | |
| £500,000 | 15/12/2021 | S | | 35 | WALLACE CRESCENT | | CHELMSFORD | CM2 9QL | 113 | £4,425 | |
| £185,000 | 15/12/2021 | F | | 113 | KINGS ROAD | | CHELMSFORD | CM1 2BD | 42 | £4,405 | |
| £785,000 | 15/12/2021 | D | | 37 | JOHN EVE AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6DE | 183 | £4,290 | |
| £327,000 | 15/12/2021 | T | | 283 | DORSET AVENUE | | CHELMSFORD | CM2 8HB | 79 | £4,139 | |
| £167,000 | 15/12/2021 | F | | 3 | GUYS FARM ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NF | 42 | £3,976 | |
| £405,000 | 15/12/2021 | S | | 17 | GLEBE VIEW | | CHELMSFORD | CM2 8PZ | 102 | £3,971 | |
| £360,200 | 15/12/2021 | T | | 65 | BRAMWOODS ROAD | | CHELMSFORD | CM2 7LS | 94 | £3,832 | |
| £975,000 | 16/12/2021 | D | | | NIGHTINGALE COTTAGE | NATHANS LANE | WRITTLE | CHELMSFORD | CM1 3RF | 152 | £6,414 |
| £1,250,000 | 16/12/2021 | D | | | WILLOWBANK | NORTH HILL | LITTLE BADDOW | CHELMSFORD | CM3 4TA | 228 | £5,482 |
| £255,000 | 16/12/2021 | F | FLAT 9 | | ST MARKS HOUSE | COTTAGE PLACE | CHELMSFORD | CM1 1NL | 47 | £5,426 | |
| £405,500 | 16/12/2021 | T | | 34 | SHELDRIK LINK | SPRINGFIELD | CHELMSFORD | CM2 6GJ | 76 | £5,336 | |
| £335,000 | 16/12/2021 | F | FLAT 6 | | ST MARKS HOUSE | COTTAGE PLACE | CHELMSFORD | CM1 1NL | 63 | £5,317 | |
| £565,500 | 16/12/2021 | S | | 29 | WELL LANE | GALLEYWOOD | CHELMSFORD | CM2 8QY | 110 | £5,141 | |
| £335,000 | 16/12/2021 | S | | 3 | LEIGHLANDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XN | 68 | £4,926 | |
| £700,000 | 16/12/2021 | D | | 10 | AYLETTS | BROOMFIELD | CHELMSFORD | CM1 7LE | 159 | £4,403 | |
| £715,000 | 16/12/2021 | D | | 117 | HUMBER ROAD | | CHELMSFORD | CM1 7PG | 166 | £4,307 | |
| £521,000 | 16/12/2021 | D | | 7 | LEAPINGWELL CLOSE | | CHELMSFORD | CM2 6RZ | 122 | £4,270 | |
| £365,000 | 16/12/2021 | S | | 25 | BELVEDERE CLOSE | DANBURY | CHELMSFORD | CM3 4RG | 89 | £4,101 | |
| £400,000 | 16/12/2021 | T | | 91 | MILLFIELDS | WRITTLE | CHELMSFORD | CM1 3J | 99 | £4,040 | |
| £555,000 | 16/12/2021 | S | | 15 | FIFTH AVENUE | | CHELMSFORD | CM1 4HB | 140 | £3,964 | |
| £780,000 | 16/12/2021 | D | | 556 | GALLEYWOOD ROAD | | CHELMSFORD | CM2 8BX | 218 | £3,578 | |
| £340,000 | 16/12/2021 | T | | 41 | THE PRIORY | WRITTLE | CHELMSFORD | CM1 3JE | 101 | £3,366 | |
| £282,000 | 16/12/2021 | F | FLAT 4 | | BAKER STREET | | CHELMSFORD | CM2 0SF | 90 | £3,133 | |
| £98,000 | 16/12/2021 | F | 10 | | ECCLES COURT | BURGESS SPRINGS | CHELMSFORD | CM1 1JB | 51 | £1,922 | |
| £1,375,000 | 17/12/2021 | D | | | LYNCHETTS | COLEMANS LANE | DANBURY | CHELMSFORD | CM3 4DN | 212 | £6,486 |

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|------------|------------|---|----------------------|-----------------|-----|-----------------------|-----------------------|------------|---------|-----|---------|
| £427,500 | 17/12/2021 | T | | | 30 | GOLDLAY ROAD | | CHELMSFORD | CM2 0EL | 69 | £6,196 |
| £378,000 | 17/12/2021 | S | | | 12 | SPRINGFIELD PARK LANE | | CHELMSFORD | CM2 6EG | 63 | £6,000 |
| £2,100,000 | 17/12/2021 | D | LANCASTER HOUSE, 234 | | | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6BP | 353 | £5,949 |
| £650,000 | 17/12/2021 | D | | | 1 | REDWOOD DRIVE | WRITTLE | CHELMSFORD | CM1 3LY | 115 | £5,652 |
| £350,000 | 17/12/2021 | S | | 2A | | HUNTS CLOSE | WRITTLE | CHELMSFORD | CM1 3HJ | 65 | £5,385 |
| £210,000 | 17/12/2021 | T | | | 3 | BLAKE COURT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XY | 40 | £5,250 |
| £235,000 | 17/12/2021 | F | 44 | BAILEY COURT | | NEW WRITTLE STREET | | CHELMSFORD | CM2 0FS | 45 | £5,222 |
| £187,500 | 17/12/2021 | F | | | 39 | TUGBY PLACE | | CHELMSFORD | CM1 4XL | 37 | £5,068 |
| £200,000 | 17/12/2021 | F | | | 63 | COLYERS REACH | | CHELMSFORD | CM2 6RW | 40 | £5,000 |
| £390,000 | 17/12/2021 | T | | | 11 | UPLANDS DRIVE | | CHELMSFORD | CM1 6TR | 78 | £5,000 |
| £482,000 | 17/12/2021 | D | | | 38 | WIDFORD ROAD | | CHELMSFORD | CM2 9AR | 97 | £4,969 |
| £400,000 | 17/12/2021 | D | ORCHARD HOUSE | | | MAIN ROAD | BOREHAM | CHELMSFORD | CM3 3JF | 83 | £4,819 |
| £856,000 | 17/12/2021 | S | | | 35 | VICARAGE ROAD | | CHELMSFORD | CM2 9BS | 179 | £4,782 |
| £260,000 | 17/12/2021 | F | 45 | CANSIDE | | MEADOW WALK | | CHELMSFORD | CM1 1FU | 55 | £4,727 |
| £485,000 | 17/12/2021 | D | | | 12 | LEEWARD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YR | 103 | £4,709 |
| £364,000 | 17/12/2021 | S | | | 8 | HARNESS CLOSE | | CHELMSFORD | CM1 6UU | 79 | £4,608 |
| £185,000 | 17/12/2021 | F | | | 8 | CATHEDRAL WALK | | CHELMSFORD | CM1 1NX | 42 | £4,405 |
| £400,000 | 17/12/2021 | S | | | 57 | LINNET DRIVE | | CHELMSFORD | CM2 8AE | 91 | £4,396 |
| £465,000 | 17/12/2021 | T | | | 1 | CELEBORN STREET | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AE | 106 | £4,387 |
| £127,500 | 17/12/2021 | F | | | 9 | TOWNSEND | SPRINGFIELD | CHELMSFORD | CM2 6GB | 30 | £4,250 |
| £475,000 | 17/12/2021 | S | | | 78 | LONGMEAD AVENUE | GREAT BADDOW | CHELMSFORD | CM2 7EY | 115 | £4,130 |
| £210,000 | 17/12/2021 | F | | | 44 | WHARF ROAD | | CHELMSFORD | CM2 6LU | 56 | £3,750 |
| £300,000 | 17/12/2021 | T | | | 15 | STANSTED CLOSE | | CHELMSFORD | CM1 2TW | 83 | £3,614 |
| £390,000 | 17/12/2021 | S | | | 78 | MOLRAMS LANE | GREAT BADDOW | CHELMSFORD | CM2 7AJ | 110 | £3,545 |
| £378,000 | 17/12/2021 | F | 7 | ALEXANDRA COURT | | CHURCH STREET | GREAT BADDOW | CHELMSFORD | CM2 7HY | 118 | £3,203 |
| £127,500 | 17/12/2021 | F | FLAT 4 | BALMORAL COURT | | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6JQ | 41 | £3,110 |
| £313,500 | 17/12/2021 | S | | | 58 | DOWNLEAZE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SJ | 130 | £2,412 |
| £88,000 | 17/12/2021 | F | | | 31 | SEARLE CRESCENT | BROOMFIELD | CHELMSFORD | CM1 7FN | 52 | £1,692 |
| £450,000 | 20/12/2021 | S | | | 5 | EVES CORNER | DANBURY | CHELMSFORD | CM3 4QF | N/A | #VALUE! |
| £720,000 | 20/12/2021 | D | | | 510 | GALLEYWOOD ROAD | | CHELMSFORD | CM2 8BU | 138 | £5,217 |
| £1,100,000 | 20/12/2021 | D | FARTHINGS | | | COPT HILL | DANBURY | CHELMSFORD | CM3 4NN | 215 | £5,116 |
| £370,000 | 20/12/2021 | S | | | 76 | DOWNLEAZE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SJ | 82 | £4,512 |
| £670,000 | 20/12/2021 | T | | | 5 | JOSEPH CLIBBON DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6AS | 151 | £4,437 |
| £620,000 | 20/12/2021 | D | | | 80 | FOXGLOVE AVENUE | | CHELMSFORD | CM1 4FW | 143 | £4,336 |
| £440,000 | 20/12/2021 | T | | | 2 | STABLECROFT | | CHELMSFORD | CM1 6YX | 103 | £4,272 |
| £500,000 | 20/12/2021 | D | | | 8 | WILLIE SEWELL LINK | SPRINGFIELD | CHELMSFORD | CM1 6BP | 121 | £4,132 |
| £360,000 | 20/12/2021 | S | | | 28 | ST NAZAIRE ROAD | | CHELMSFORD | CM1 2EQ | 88 | £4,091 |
| £250,000 | 20/12/2021 | F | | | 89 | RAINSFORD ROAD | | CHELMSFORD | CM1 2QJ | 62 | £4,032 |
| £340,000 | 20/12/2021 | T | | | 69 | WALLASEA GARDENS | | CHELMSFORD | CM1 6JY | 85 | £4,000 |
| £660,000 | 20/12/2021 | D | | | 7 | TAYLOR WAY | GREAT BADDOW | CHELMSFORD | CM2 8ZG | 173 | £3,815 |
| £350,000 | 20/12/2021 | T | | | 12 | TANNERS WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PU | 99 | £3,535 |
| £460,000 | 20/12/2021 | S | | | 6 | WHITEHOUSE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PF | 134 | £3,433 |
| £175,000 | 20/12/2021 | F | | | 30 | SNOWDROP CLOSE | | CHELMSFORD | CM1 6XD | 63 | £2,778 |
| £230,500 | 21/12/2021 | F | FLAT 1 | ST MARKS HOUSE | | COTTAGE PLACE | | CHELMSFORD | CM1 1NL | 43 | £5,360 |
| £490,000 | 21/12/2021 | D | | | 130 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7AQ | 112 | £4,375 |
| £430,000 | 21/12/2021 | T | | | 340 | BADDOW ROAD | | CHELMSFORD | CM2 9QZ | 100 | £4,300 |
| £320,000 | 21/12/2021 | S | | | 18 | PEDLARS PATH | DANBURY | CHELMSFORD | CM3 4HZ | 83 | £3,855 |
| £545,000 | 21/12/2021 | S | | | 1 | PITFIELD | | CHELMSFORD | CM2 9QY | 190 | £2,868 |
| £90,000 | 21/12/2021 | F | | | 30 | RENNOLDSON GREEN | | CHELMSFORD | CM2 9FY | 68 | £1,324 |

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|------------|------------|---|----|---------------------|------------------------|-----------------------|------------|---------|-----|---------|
| £210,000 | 22/12/2021 | F | 1 | OXNEY PLACE, 210 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NY | 33 | £6,364 |
| £325,000 | 22/12/2021 | S | | | 18 ALDRIDGE CLOSE | | CHELMSFORD | CM2 6QG | 59 | £5,508 |
| £356,000 | 22/12/2021 | T | | | 123 HUNTS DRIVE | WRITTLE | CHELMSFORD | CM1 3HQ | 81 | £4,395 |
| £295,000 | 22/12/2021 | T | | | 4 LILAC CLOSE | | CHELMSFORD | CM2 9NY | 68 | £4,338 |
| £243,000 | 22/12/2021 | F | | | 16 TYDEMANS | | CHELMSFORD | CM2 9FH | 61 | £3,984 |
| £330,000 | 22/12/2021 | T | | | 29 FOSTERS CLOSE | WRITTLE | CHELMSFORD | CM1 3NW | 88 | £3,750 |
| £343,000 | 22/12/2021 | T | | | 2 BLAKE COURT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XY | 108 | £3,176 |
| £661,500 | 22/12/2021 | D | | | 5 THE CEDARS | | CHELMSFORD | CM2 6BL | 210 | £3,150 |
| £282,000 | 23/12/2021 | F | 2 | TYRELL LODGE | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6JA | 70 | £4,029 |
| £215,000 | 23/12/2021 | F | | | 84 BYRON ROAD | | CHELMSFORD | CM2 6HJ | 64 | £3,359 |
| £840,000 | 04/01/2022 | D | | | 13 HYDE LANE | DANBURY | CHELMSFORD | CM3 4QT | 195 | £4,308 |
| £416,000 | 04/01/2022 | T | | | 49 ROOKES CRESCENT | | CHELMSFORD | CM1 3GL | 124 | £3,355 |
| £290,000 | 04/01/2022 | T | | | 54 QUEENSLAND CRESCENT | | CHELMSFORD | CM1 2EB | 92 | £3,152 |
| £307,000 | 05/01/2022 | T | | | 34 SILVESTER WAY | SPRINGFIELD | CHELMSFORD | CM2 6YZ | 56 | £5,482 |
| £166,000 | 05/01/2022 | F | | | 48 VILLIERS PLACE | BOREHAM | CHELMSFORD | CM3 3JN | 36 | £4,611 |
| £525,000 | 05/01/2022 | D | | | 3 OLDBURY AVENUE | | CHELMSFORD | CM2 7EB | 117 | £4,487 |
| £460,000 | 05/01/2022 | D | | | 11 BORDA CLOSE | | CHELMSFORD | CM1 4JY | 115 | £4,000 |
| £80,000 | 05/01/2022 | F | | | 39 ALBION COURT | | CHELMSFORD | CM2 0UT | 39 | £2,051 |
| £363,000 | 06/01/2022 | S | | | 4 TAVISTOCK ROAD | | CHELMSFORD | CM1 6JL | 71 | £5,113 |
| £685,000 | 06/01/2022 | D | | PLANTATION LODGE | THE BRINGEY | GREAT BADDOW | CHELMSFORD | CM2 7QY | 152 | £4,507 |
| £520,000 | 06/01/2022 | S | | KINGSWOOD | WHEELERS HILL | LITTLE WALTHAM | CHELMSFORD | CM3 3LZ | 132 | £3,939 |
| £545,000 | 06/01/2022 | D | | | 4 REGAL CLOSE | | CHELMSFORD | CM2 9RJ | 141 | £3,865 |
| £188,000 | 06/01/2022 | F | | | 4 VIOLET CLOSE | | CHELMSFORD | CM1 6XG | 49 | £3,837 |
| £258,000 | 06/01/2022 | F | | | 3 DUNCAN PLACE | | CHELMSFORD | CM2 9BJ | 68 | £3,794 |
| £475,000 | 07/01/2022 | D | | HUNTERS COTTAGE | CHALK STREET | RETTENDON COMMON | CHELMSFORD | CM3 8DB | N/A | #VALUE! |
| £600,000 | 07/01/2022 | D | | THE MANSE | MAIN ROAD | WOODHAM FERRERS | CHELMSFORD | CM3 8RN | 90 | £6,667 |
| £595,000 | 07/01/2022 | S | | | 24 ROSEBERRY ROAD | | CHELMSFORD | CM2 0TU | 95 | £6,263 |
| £200,000 | 07/01/2022 | F | 23 | LYTTLETON HOUSE, 64 | BROOMFIELD ROAD | | CHELMSFORD | CM1 1SW | 37 | £5,405 |
| £327,000 | 07/01/2022 | T | | | 126 ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NX | 61 | £5,361 |
| £646,500 | 07/01/2022 | D | | 2A | SUNRISE AVENUE | | CHELMSFORD | CM1 4JP | 124 | £5,214 |
| £582,000 | 07/01/2022 | D | | | 8 LYON CLOSE | | CHELMSFORD | CM2 8NY | 128 | £4,547 |
| £330,000 | 07/01/2022 | T | 12 | THE OAKS | MAIN ROAD | BOREHAM | CHELMSFORD | CM3 3FL | 73 | £4,521 |
| £192,500 | 07/01/2022 | F | | | 40 RAILWAY STREET | | CHELMSFORD | CM1 1QS | 44 | £4,375 |
| £492,000 | 07/01/2022 | D | | | 49 LONGACRE | | CHELMSFORD | CM1 3BJ | 115 | £4,278 |
| £150,000 | 07/01/2022 | F | | | 6 EPPING CLOSE | | CHELMSFORD | CM1 2TH | 42 | £3,571 |
| £255,000 | 07/01/2022 | F | | | 17 SHRUBLANDS CLOSE | | CHELMSFORD | CM2 6LR | 77 | £3,312 |
| £198,500 | 07/01/2022 | F | | | 33 COURTLANDS | | CHELMSFORD | CM1 4DD | 72 | £2,757 |
| £400,000 | 10/01/2022 | D | | | 13 KINGSTON AVENUE | | CHELMSFORD | CM2 6DW | 71 | £5,634 |
| £235,000 | 10/01/2022 | T | | | 43 CARRIAGE DRIVE | | CHELMSFORD | CM1 6UY | 42 | £5,595 |
| £405,000 | 10/01/2022 | S | | | 12 SHERBORNE ROAD | | CHELMSFORD | CM1 7NT | 73 | £5,548 |
| £320,000 | 10/01/2022 | F | | FLAT 7 | 236 WHARF ROAD | | CHELMSFORD | CM2 6LP | 63 | £5,079 |
| £375,000 | 10/01/2022 | S | | | 49 CHURCH HILL | LITTLE WALTHAM | CHELMSFORD | CM3 3LS | 86 | £4,360 |
| £220,000 | 10/01/2022 | F | | | 3 GOODWIN CLOSE | | CHELMSFORD | CM2 9GX | 53 | £4,151 |
| £385,000 | 11/01/2022 | S | | | 23 TOWN CROFT | | CHELMSFORD | CM1 4JX | 72 | £5,347 |
| £527,000 | 11/01/2022 | D | | THE MALTINGS | MAIN ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8DR | 108 | £4,880 |
| £721,000 | 12/01/2022 | D | | | 60 TELFORD PLACE | | CHELMSFORD | CM1 7QZ | 209 | £3,450 |
| £320,000 | 12/01/2022 | T | | | 48 ST FABIANS DRIVE | | CHELMSFORD | CM1 2PR | 120 | £2,667 |
| £1,012,000 | 13/01/2022 | D | | GORDON HOUSE | HYDE LANE | DANBURY | CHELMSFORD | CM3 4LJ | 169 | £5,988 |
| £305,000 | 13/01/2022 | T | | | 5 PALMERS CROFT | | CHELMSFORD | CM2 6SR | 58 | £5,259 |

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|------------|------------|---|-----------|-----------------------|------------------------|-----------------------|------------|---------|-----|---------|
| £510,000 | 13/01/2022 | D | | 19 | POLLARDS GREEN | | CHELMSFORD | CM2 6UH | 102 | £5,000 |
| £412,500 | 13/01/2022 | S | | 338 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6AT | 93 | £4,435 |
| £625,000 | 13/01/2022 | D | | 54 | TORQUAY ROAD | | CHELMSFORD | CM1 7NX | 141 | £4,433 |
| £300,000 | 13/01/2022 | S | | 70 | ANDERSON AVENUE | | CHELMSFORD | CM1 2BZ | 91 | £3,297 |
| £495,000 | 14/01/2022 | S | | 210 | MAIN ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1NS | N/A | #VALUE! |
| £522,000 | 14/01/2022 | D | | 6 | SACKVILLE CLOSE | | CHELMSFORD | CM1 2LU | 94 | £5,553 |
| £280,000 | 14/01/2022 | T | | 26 | BLACKSMITH CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6SY | 51 | £5,490 |
| £615,000 | 14/01/2022 | S | | 25 | BROOK END ROAD NORTH | SPRINGFIELD | CHELMSFORD | CM2 6NW | 125 | £4,920 |
| £290,000 | 14/01/2022 | S | | 28 | ALEXANDER MEWS | SANDON | CHELMSFORD | CM2 7TT | 60 | £4,833 |
| £985,000 | 14/01/2022 | D | | 232 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6BP | 208 | £4,736 |
| £265,000 | 14/01/2022 | T | | 1 | BERRY VALE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GY | 56 | £4,732 |
| £382,000 | 14/01/2022 | S | | 19 | TEES ROAD | | CHELMSFORD | CM1 7QH | 84 | £4,548 |
| £345,000 | 14/01/2022 | T | | 524 | LINNET DRIVE | | CHELMSFORD | CM2 8AN | 76 | £4,539 |
| £554,000 | 14/01/2022 | D | INGLEMIRE | | RUNSELL GREEN | DANBURY | CHELMSFORD | CM3 4OZ | 123 | £4,504 |
| £148,000 | 14/01/2022 | F | | 22 | BUCKLEBURY HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 33 | £4,485 |
| £240,000 | 14/01/2022 | F | | 16 | SEARLE CLOSE | | CHELMSFORD | CM2 9GB | 56 | £4,286 |
| £202,000 | 14/01/2022 | F | | 36 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GH | 48 | £4,208 |
| £330,000 | 14/01/2022 | T | | 156 | LINNET DRIVE | | CHELMSFORD | CM2 8AQ | 79 | £4,177 |
| £775,000 | 14/01/2022 | D | 61A | | QUEENS ROAD | | CHELMSFORD | CM2 6HB | 188 | £4,122 |
| £230,000 | 14/01/2022 | F | | 10 | COATES QUAY | | CHELMSFORD | CM2 6HU | 56 | £4,107 |
| £350,000 | 14/01/2022 | T | | 1 | WATERHOUSE STREET | | CHELMSFORD | CM1 2TY | 86 | £4,070 |
| £530,000 | 14/01/2022 | T | 15A | | HALL LANE | SANDON | CHELMSFORD | CM2 7RJ | 131 | £4,046 |
| £525,000 | 14/01/2022 | D | | 8 | REDMAYNE DRIVE | | CHELMSFORD | CM2 9AG | 139 | £3,777 |
| £425,000 | 14/01/2022 | D | | 43 | BARBROOK WAY | BICKNACRE | CHELMSFORD | CM3 4HP | 117 | £3,632 |
| £176,000 | 14/01/2022 | F | | 74 | FOXGLOVE WAY | | CHELMSFORD | CM1 6QR | 49 | £3,592 |
| £232,000 | 17/01/2022 | F | | 58 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 43 | £5,395 |
| £430,000 | 17/01/2022 | S | | 174 | BEECHES ROAD | | CHELMSFORD | CM1 2SA | 91 | £4,725 |
| £495,000 | 17/01/2022 | D | | 30 | ST JAMES PARK | | CHELMSFORD | CM1 2JG | 111 | £4,459 |
| £205,000 | 17/01/2022 | T | 2 | MEADOWSIDE COURT | MAIN ROAD | BOREHAM | CHELMSFORD | CM3 3JH | 47 | £4,362 |
| £280,000 | 17/01/2022 | F | 34 | ARMSTRONG GIBBS COURT | THE CAUSEWAY | GREAT BADDOW | CHELMSFORD | CM2 7FR | 67 | £4,179 |
| £220,000 | 17/01/2022 | F | | 110 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 53 | £4,151 |
| £215,000 | 17/01/2022 | F | 35 | THOMPSON COURT | BROOMFIELD ROAD | | CHELMSFORD | CM1 1SJ | 60 | £3,583 |
| £300,000 | 17/01/2022 | T | | 16 | HOMEFIELD CLOSE | | CHELMSFORD | CM1 2HE | 89 | £3,371 |
| £250,000 | 17/01/2022 | F | 15 | FRIARS HOUSE, 6 | PARKWAY | | CHELMSFORD | CM2 0NF | 77 | £3,247 |
| £307,500 | 18/01/2022 | T | | 110 | HENNIKER GATE | | CHELMSFORD | CM2 6SB | 54 | £5,694 |
| £465,000 | 18/01/2022 | T | | 48 | GRACE BARTLETT GARDENS | | CHELMSFORD | CM2 9FW | 110 | £4,227 |
| £795,000 | 18/01/2022 | S | | 82 | MALDON ROAD | GREAT BADDOW | CHELMSFORD | CM2 7DJ | 206 | £3,859 |
| £400,000 | 18/01/2022 | S | | 21 | MEON CLOSE | | CHELMSFORD | CM1 7QG | 128 | £3,125 |
| £200,000 | 19/01/2022 | T | | 68 | JEFFCUT ROAD | | CHELMSFORD | CM2 6XN | 39 | £5,128 |
| £230,000 | 19/01/2022 | F | 13 | JOSEPH COURT | WRITTLE ROAD | | CHELMSFORD | CM1 3WQ | 52 | £4,423 |
| £1,355,000 | 20/01/2022 | T | | 6 | SPRINGFIELD PLACE | | CHELMSFORD | CM1 7ZA | N/A | #VALUE! |
| £360,000 | 20/01/2022 | T | | 29 | WATERHOUSE STREET | | CHELMSFORD | CM1 2TY | 67 | £5,373 |
| £430,000 | 20/01/2022 | S | | 98 | ST JOHNS ROAD | | CHELMSFORD | CM2 0TZ | 86 | £5,000 |
| £342,000 | 20/01/2022 | T | | 14 | HONEYSUCKLE PATH | | CHELMSFORD | CM1 6XT | 70 | £4,886 |
| £308,000 | 20/01/2022 | S | | 4 | THE GREEN | | CHELMSFORD | CM1 2BQ | 67 | £4,597 |
| £310,000 | 20/01/2022 | T | | 8 | ROSLINGS CLOSE | | CHELMSFORD | CM1 2HA | 90 | £3,444 |
| £463,000 | 20/01/2022 | D | | 1 | PENTLAND AVENUE | | CHELMSFORD | CM1 4AY | 138 | £3,355 |
| £500,000 | 21/01/2022 | D | | 53 | MANOR ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PT | 86 | £5,814 |
| £485,000 | 21/01/2022 | D | | 53 | MANOR ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PT | 86 | £5,640 |

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|----------|------------|---|--------------------|-----|-----------------------|-----------------------|------------|---------|-----|--------|
| £340,000 | 21/01/2022 | S | | 26 | WALLACE CRESCENT | | CHELMSFORD | CM2 9QL | 65 | £5,231 |
| £425,000 | 21/01/2022 | S | | 8 | ALBRA MEAD | | CHELMSFORD | CM2 6YG | 82 | £5,183 |
| £408,000 | 21/01/2022 | S | | 70 | MOLRAMS LANE | GREAT BADDOW | CHELMSFORD | CM2 7AJ | 80 | £5,100 |
| £270,000 | 21/01/2022 | S | | 29 | PINTOLLS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZB | 58 | £4,655 |
| £362,500 | 21/01/2022 | T | | 69 | SUNRISE AVENUE | | CHELMSFORD | CM1 4JN | 81 | £4,475 |
| £495,000 | 21/01/2022 | S | | 67 | HULLBRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LJ | 112 | £4,420 |
| £850,000 | 21/01/2022 | D | LINNETS | | GOAT HALL LANE | | CHELMSFORD | CM2 8PG | 197 | £4,315 |
| £220,000 | 21/01/2022 | F | | 76 | MELBA COURT | WRITTLE | CHELMSFORD | CM1 3EW | 53 | £4,151 |
| £148,000 | 21/01/2022 | F | | 8 | HALTWHISTLE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZF | 36 | £4,111 |
| £341,750 | 21/01/2022 | T | | 95 | RECTORY LANE | | CHELMSFORD | CM1 1RF | 85 | £4,021 |
| £320,000 | 21/01/2022 | S | | 21 | MEADGATE AVENUE | | CHELMSFORD | CM2 7ND | 82 | £3,902 |
| £210,000 | 21/01/2022 | F | | 63 | FAWKNER CLOSE | | CHELMSFORD | CM2 6UP | 54 | £3,889 |
| £350,000 | 21/01/2022 | T | | 73 | SHIMBROOKS | GREAT LEIGHS | CHELMSFORD | CM3 1SG | 90 | £3,889 |
| £310,000 | 21/01/2022 | S | | 151 | BADDOW ROAD | | CHELMSFORD | CM2 7PZ | 84 | £3,690 |
| £372,000 | 21/01/2022 | T | | 14 | RAY MEAD | GREAT WALTHAM | CHELMSFORD | CM3 1AN | 108 | £3,444 |
| £486,000 | 24/01/2022 | S | | 12 | ST PETERS ROAD | | CHELMSFORD | CM1 2SR | 105 | £4,629 |
| £170,000 | 24/01/2022 | F | | 211 | RUTLAND ROAD | | CHELMSFORD | CM1 4BW | 63 | £2,698 |
| £190,000 | 25/01/2022 | S | | 39 | HURRELL DOWN | BOREHAM | CHELMSFORD | CM3 3JP | 39 | £4,872 |
| £380,000 | 25/01/2022 | S | | 26 | PICKWICK AVENUE | | CHELMSFORD | CM1 4UN | 80 | £4,750 |
| £180,000 | 25/01/2022 | F | | 26 | THORNBOROUGH AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FN | 42 | £4,286 |
| £535,000 | 26/01/2022 | D | | 26 | BARLOWS REACH | CHELMER VILLAGE | CHELMSFORD | CM2 6SN | 104 | £5,144 |
| £425,000 | 26/01/2022 | S | | 11 | PAIGNTON AVENUE | | CHELMSFORD | CM1 7NS | 97 | £4,381 |
| £239,000 | 26/01/2022 | F | | 4 | BEN WILSON LINK | SPRINGFIELD | CHELMSFORD | CM1 6DL | 55 | £4,345 |
| £575,000 | 27/01/2022 | D | | 18 | NICKLEBY ROAD | | CHELMSFORD | CM1 4UL | 110 | £5,227 |
| £380,000 | 27/01/2022 | S | | 12 | ASHMANS ROW | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GD | 79 | £4,810 |
| £236,000 | 27/01/2022 | F | | 14 | PEARL SQUARE | | CHELMSFORD | CM2 9FP | 50 | £4,720 |
| £430,000 | 27/01/2022 | S | | 128 | WATERHOUSE LANE | | CHELMSFORD | CM1 2QT | 95 | £4,526 |
| £220,000 | 27/01/2022 | F | | 419 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 55 | £4,000 |
| £285,000 | 27/01/2022 | T | | 7 | BEEHIVE LANE | | CHELMSFORD | CM2 9SU | 72 | £3,958 |
| £210,000 | 27/01/2022 | F | 198B | | MOULSHAM STREET | | CHELMSFORD | CM2 0LG | 59 | £3,559 |
| £550,000 | 28/01/2022 | D | | 672 | GALLEYWOOD ROAD | | CHELMSFORD | CM2 8BY | 82 | £6,707 |
| £220,000 | 28/01/2022 | F | 4 OXNEY PLACE, 210 | | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NY | 36 | £6,111 |
| £500,000 | 28/01/2022 | S | | 48 | SECOND AVENUE | | CHELMSFORD | CM1 4EU | 92 | £5,435 |
| £342,500 | 28/01/2022 | S | | 54 | RATCLIFFE GATE | SPRINGFIELD | CHELMSFORD | CM1 6AL | 64 | £5,352 |
| £210,000 | 28/01/2022 | F | FLAT 6 | | BADDOW ROAD | | CHELMSFORD | CM2 0DD | 40 | £5,250 |
| £487,000 | 28/01/2022 | S | | 170 | MALDON ROAD | GREAT BADDOW | CHELMSFORD | CM2 7DG | 94 | £5,181 |
| £350,000 | 28/01/2022 | S | | 52 | SPRINGFIELD PARK ROAD | | CHELMSFORD | CM2 6EB | 68 | £5,147 |
| £900,000 | 28/01/2022 | D | | 10 | MAPLE CLOSE | WRITTLE | CHELMSFORD | CM1 3FL | 179 | £5,028 |
| £425,000 | 28/01/2022 | D | | 20 | QUILP DRIVE | | CHELMSFORD | CM1 4YA | 86 | £4,942 |
| £367,500 | 28/01/2022 | T | | 75 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7BU | 76 | £4,836 |
| £400,000 | 28/01/2022 | T | | 39 | LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3LS | 87 | £4,598 |
| £217,500 | 28/01/2022 | F | | 72 | MELBA COURT | WRITTLE | CHELMSFORD | CM1 3EW | 48 | £4,531 |
| £375,000 | 28/01/2022 | S | | 20 | STABLECROFT | | CHELMSFORD | CM1 6YX | 83 | £4,518 |
| £485,000 | 28/01/2022 | S | | 106 | BEECHES ROAD | | CHELMSFORD | CM1 2RX | 111 | £4,369 |
| £200,000 | 28/01/2022 | F | | 29 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GU | 46 | £4,348 |
| £480,000 | 28/01/2022 | D | | 2 | BEELEIGH LINK | | CHELMSFORD | CM2 6RG | 111 | £4,324 |
| £420,000 | 28/01/2022 | S | | 5 | WALTHAM ROAD | BOREHAM | CHELMSFORD | CM3 3AS | 98 | £4,286 |
| £355,000 | 28/01/2022 | T | | 314 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9LJ | 85 | £4,176 |
| £325,000 | 28/01/2022 | T | | 30 | MARCONI ROAD | | CHELMSFORD | CM1 1QB | 78 | £4,167 |

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| £107,000 | 04/02/2022 | F | | 39 | BURGESS FIELD | CHELMER VILLAGE | CHELMSFORD | CM2 6TR | 26 | £4,115 |
| £357,000 | 04/02/2022 | T | | 5 | DARRELL CLOSE | | CHELMSFORD | CM1 4EL | 92 | £3,880 |
| £395,000 | 04/02/2022 | T | | 2 | NEW ROAD | BROOMFIELD | CHELMSFORD | CM1 7AN | 103 | £3,835 |
| £185,000 | 04/02/2022 | F | | 98 | VICTORIA COURT | | CHELMSFORD | CM1 1GP | 54 | £3,426 |
| £550,000 | 07/02/2022 | D | PRIMROSE COTTAGE | | BROADS GREEN | GREAT WALTHAM | CHELMSFORD | CM3 1DT | 72 | £7,639 |
| £380,000 | 07/02/2022 | S | | 33 | HEARSALL AVENUE | | CHELMSFORD | CM1 7DD | 56 | £6,786 |
| £447,000 | 07/02/2022 | S | | 14 | SOUTHER CROSS | GOOD EASTER | CHELMSFORD | CM1 4RX | 86 | £5,198 |
| £366,500 | 07/02/2022 | T | | 23 | ROCHFORD ROAD | | CHELMSFORD | CM2 0EG | 75 | £4,887 |
| £385,000 | 07/02/2022 | S | | 53 | ROBIN WAY | | CHELMSFORD | CM2 8AT | 89 | £4,326 |
| £850,000 | 08/02/2022 | D | COLESGROVE | | DAMASES LANE | BOREHAM | CHELMSFORD | CM3 3AL | 116 | £7,328 |
| £725,000 | 08/02/2022 | S | | 35 | PEARTREE LANE | DANBURY | CHELMSFORD | CM3 4LS | 129 | £5,620 |
| £325,300 | 08/02/2022 | T | | 4 | THE WINDMILLS | BROOMFIELD | CHELMSFORD | CM1 7FD | 71 | £4,582 |
| £350,000 | 08/02/2022 | S | | 54 | DOWNSWAY | | CHELMSFORD | CM1 6TU | 80 | £4,375 |
| £300,000 | 08/02/2022 | S | | 5 | BLAKE COURT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XY | 70 | £4,286 |
| £255,000 | 08/02/2022 | F | | 60 | COVAL LANE | | CHELMSFORD | CM1 1TG | 60 | £4,250 |
| £525,000 | 08/02/2022 | D | | 13 | HOPWOOD VIEW | | CHELMSFORD | CM2 9FL | 128 | £4,102 |
| £330,000 | 08/02/2022 | T | | 33 | LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3LS | 116 | £2,845 |
| £375,000 | 09/02/2022 | T | | 4 | WELLS STREET | | CHELMSFORD | CM1 1HZ | N/A | #VALUE! |
| £400,000 | 09/02/2022 | S | | 24 | MENDIP ROAD | | CHELMSFORD | CM1 2HW | 62 | £6,452 |
| £550,000 | 09/02/2022 | D | | 2 | BURNELL GATE | | CHELMSFORD | CM1 6ED | 98 | £5,612 |
| £215,000 | 09/02/2022 | F | 22A | | GROVE ROAD | | CHELMSFORD | CM2 0EZ | 40 | £5,375 |
| £336,000 | 09/02/2022 | T | | 117 | WEST AVENUE | | CHELMSFORD | CM1 2DD | 66 | £5,091 |
| £340,000 | 09/02/2022 | T | | 37 | CANDYTUFT ROAD | SPRINGFIELD | CHELMSFORD | CM1 6YS | 80 | £4,250 |
| £197,000 | 09/02/2022 | F | | 33 | HOBART CLOSE | | CHELMSFORD | CM1 2ES | 56 | £3,518 |
| £390,000 | 10/02/2022 | T | | 22 | ALLEN WAY | SPRINGFIELD | CHELMSFORD | CM2 6GF | 61 | £6,393 |
| £775,000 | 10/02/2022 | D | WELL HOUSE | | YORK ROAD | | CHELMSFORD | CM2 0AH | 123 | £6,301 |
| £166,000 | 10/02/2022 | F | | 18 | BUCKLEBURY HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 32 | £5,188 |
| £218,000 | 10/02/2022 | F | | 22 | HARBERD TYE | | CHELMSFORD | CM2 9GJ | 43 | £5,070 |
| £320,000 | 10/02/2022 | T | | 25 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WX | 68 | £4,706 |
| £171,000 | 10/02/2022 | F | | 108 | RAMSHAW DRIVE | | CHELMSFORD | CM2 6UB | 37 | £4,622 |
| £560,000 | 10/02/2022 | S | | 26 | HILL ROAD | | CHELMSFORD | CM2 6HW | 134 | £4,179 |
| £590,000 | 10/02/2022 | D | | 2 | ST VINCENTS ROAD | | CHELMSFORD | CM2 9PS | 169 | £3,491 |
| £300,000 | 11/02/2022 | S | | 13 | BRUNEL WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RE | 51 | £5,882 |
| £375,000 | 11/02/2022 | S | | 21 | WHITE ELM ROAD | BICKNACRE | CHELMSFORD | CM3 4LU | 68 | £5,515 |
| £451,050 | 11/02/2022 | S | | 17 | BELLS CHASE | GREAT BADDOW | CHELMSFORD | CM2 8DS | 83 | £5,434 |
| £750,000 | 11/02/2022 | D | THE GROVE | | NEW COURT ROAD | | CHELMSFORD | CM2 6BZ | 143 | £5,245 |
| £628,000 | 11/02/2022 | D | | 17 | DAEN INGAS | DANBURY | CHELMSFORD | CM3 4DB | 122 | £5,148 |
| £435,250 | 11/02/2022 | S | | 179 | BEEHIVE LANE | | CHELMSFORD | CM2 9SG | 85 | £5,121 |
| £198,000 | 11/02/2022 | T | | 33 | COLYERS REACH | | CHELMSFORD | CM2 6RW | 39 | £5,077 |
| £390,000 | 11/02/2022 | S | | 4 | UPLANDS DRIVE | | CHELMSFORD | CM1 6TW | 77 | £5,065 |
| £505,000 | 11/02/2022 | D | | 200 | INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WU | 101 | £5,000 |
| £570,000 | 11/02/2022 | S | | 25 | TELFORD PLACE | | CHELMSFORD | CM1 7QZ | 116 | £4,914 |
| £545,000 | 11/02/2022 | T | | 6 | MARLBOROUGH ROAD | | CHELMSFORD | CM2 0JR | 117 | £4,658 |
| £245,000 | 11/02/2022 | F | | 224 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0RU | 54 | £4,537 |
| £618,000 | 11/02/2022 | D | | 51 | LONGMEAD AVENUE | GREAT BADDOW | CHELMSFORD | CM2 7EG | 143 | £4,322 |
| £330,000 | 11/02/2022 | S | | 119 | SPRINGFIELD PARK AVENUE | | CHELMSFORD | CM2 6EW | 77 | £4,286 |
| £325,000 | 11/02/2022 | T | | 11 | BRUNEL WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RE | 77 | £4,221 |
| £380,000 | 11/02/2022 | T | | 91 | DAFFODIL WAY | | CHELMSFORD | CM1 6XE | 91 | £4,176 |
| £290,000 | 11/02/2022 | T | | 277 | BADDOW ROAD | | CHELMSFORD | CM2 7QA | 73 | £3,973 |

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| £315,000 | 11/02/2022 | T | | 30 | STANSTED CLOSE | | CHELMSFORD | CM1 2TW | 82 | £3,841 |
| £175,000 | 11/02/2022 | F | | 39 | FAWKNER CLOSE | | CHELMSFORD | CM2 6UP | 46 | £3,804 |
| £241,000 | 11/02/2022 | F | | 22 | SAVERNAKE ROAD | | CHELMSFORD | CM1 2TL | 66 | £3,652 |
| £171,000 | 11/02/2022 | F | | 13 | PAYNE PLACE | EAST HANNINGFIELD | CHELMSFORD | CM3 8UU | 47 | £3,638 |
| £245,000 | 12/02/2022 | F | | 11 | LYNMOUTH GARDENS | | CHELMSFORD | CM2 0UH | 73 | £3,356 |
| £372,500 | 14/02/2022 | S | | 44 | BROOK END ROAD | | CHELMSFORD | CM2 6NZ | 55 | £6,773 |
| £815,000 | 14/02/2022 | D | | 5 | PYNCHON MEWS | | CHELMSFORD | CM1 7SW | 136 | £5,993 |
| £950,000 | 14/02/2022 | D | | 8 | HIGH PASTURES | LITTLE BADDOW | CHELMSFORD | CM3 4TS | 164 | £5,793 |
| £550,000 | 14/02/2022 | T | | 1 | BROAD MEAD | SOUTH HANNINGFIELD | CHELMSFORD | CM3 8GX | 115 | £4,783 |
| £1,050,000 | 14/02/2022 | D | 7A | | THE RYEFIELD | LITTLE BADDOW | CHELMSFORD | CM3 4TR | 234 | £4,487 |
| £427,000 | 14/02/2022 | S | | 110 | MALDON ROAD | GREAT BADDOW | CHELMSFORD | CM2 7DH | 97 | £4,402 |
| £750,000 | 14/02/2022 | D | | 139 | INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 175 | £4,286 |
| £380,000 | 14/02/2022 | T | | 45 | LILY CLOSE | | CHELMSFORD | CM1 6YN | 99 | £3,838 |
| £497,000 | 14/02/2022 | D | | 98 | HAMBERTS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TZ | 133 | £3,737 |
| £311,000 | 14/02/2022 | S | | 33 | COTSWOLD CRESCENT | | CHELMSFORD | CM1 2HS | 84 | £3,702 |
| £230,000 | 14/02/2022 | F | | 1 | DUNCAN PLACE | | CHELMSFORD | CM2 9BJ | 65 | £3,538 |
| £160,000 | 14/02/2022 | F | | 1 | GLADSTONE COURT | | CHELMSFORD | CM2 0HF | 64 | £2,500 |
| £425,000 | 14/02/2022 | D | SYCAMORE HOUSE | | THE STREET | WOODHAM FERRERS | CHELMSFORD | CM3 8RG | 232 | £1,832 |
| £432,000 | 15/02/2022 | T | | 13 | CHINERY CLOSE | | CHELMSFORD | CM1 7QY | 87 | £4,966 |
| £350,000 | 15/02/2022 | T | | 3 | VIOLET CLOSE | | CHELMSFORD | CM1 6XG | 77 | £4,545 |
| £415,000 | 15/02/2022 | T | | 12 | THE RIDINGS | | CHELMSFORD | CM2 9RR | 92 | £4,511 |
| £568,000 | 15/02/2022 | D | | 10 | BRICKBARN | GREAT LEIGHS | CHELMSFORD | CM3 1JL | 145 | £3,917 |
| £365,000 | 15/02/2022 | S | | 45 | CUMBERLAND CRESCENT | | CHELMSFORD | CM1 4AL | 101 | £3,614 |
| £240,000 | 16/02/2022 | F | | 15 | AMCOTES PLACE | | CHELMSFORD | CM2 9HZ | 41 | £5,854 |
| £510,000 | 16/02/2022 | T | | 10 | KERBY RISE | | CHELMSFORD | CM2 6UY | 101 | £5,050 |
| £535,000 | 16/02/2022 | S | | 55 | PARK AVENUE | | CHELMSFORD | CM1 2AB | 112 | £4,777 |
| £280,000 | 16/02/2022 | F | 38 | BAILEY COURT | NEW WRITTLE STREET | | CHELMSFORD | CM2 0FS | 63 | £4,444 |
| £900,000 | 16/02/2022 | D | | 90 | PATCHING HALL LANE | | CHELMSFORD | CM1 4DB | 210 | £4,286 |
| £1,020,000 | 16/02/2022 | D | 78A | | SCHOOL LANE | BROOMFIELD | CHELMSFORD | CM1 7DS | 255 | £4,000 |
| £192,000 | 16/02/2022 | F | FLAT 18 | WOODROSE LODGE | LUPIN DRIVE | | CHELMSFORD | CM1 6FS | 48 | £4,000 |
| £521,500 | 16/02/2022 | D | | 8 | CANONS CLOSE | BICKNACRE | CHELMSFORD | CM3 4HS | 131 | £3,981 |
| £307,000 | 16/02/2022 | T | | 534 | LINNET DRIVE | | CHELMSFORD | CM2 8AN | 83 | £3,699 |
| £380,000 | 16/02/2022 | S | | 34 | EVES CRESCENT | | CHELMSFORD | CM1 4HS | 110 | £3,455 |
| £285,000 | 17/02/2022 | T | | 15 | TRENCHARD CRESCENT | | CHELMSFORD | CM1 6FA | 51 | £5,588 |
| £356,000 | 17/02/2022 | T | | 123 | HUNTS DRIVE | WRITTLE | CHELMSFORD | CM1 3HQ | 81 | £4,395 |
| £400,000 | 17/02/2022 | T | | 8 | HENRY ROAD | | CHELMSFORD | CM1 1RG | 92 | £4,348 |
| £324,000 | 18/02/2022 | T | | 9 | LONGMEADS CLOSE | WRITTLE | CHELMSFORD | CM1 3NE | 42 | £7,714 |
| £238,500 | 18/02/2022 | T | | 36 | BONINGTON CHASE | | CHELMSFORD | CM1 6GB | 32 | £7,453 |
| £305,000 | 18/02/2022 | D | | 7 | HOBBITON HILL | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WZ | 41 | £7,439 |
| £935,000 | 18/02/2022 | D | THE BERRIES, 1 | | RUNSELL LANE | LITTLE BADDOW | CHELMSFORD | CM3 4NY | 145 | £6,448 |
| £326,000 | 18/02/2022 | S | | 82 | PYMS ROAD | | CHELMSFORD | CM2 8PX | 66 | £4,939 |
| £377,500 | 18/02/2022 | S | | 50 | ALDER DRIVE | | CHELMSFORD | CM2 9EZ | 82 | £4,604 |
| £600,000 | 18/02/2022 | S | | 50 | LYNMOUTH AVENUE | | CHELMSFORD | CM2 0TR | 136 | £4,412 |
| £520,000 | 18/02/2022 | S | | 35 | SEABROOK GARDENS | BOREHAM | CHELMSFORD | CM3 3BX | 123 | £4,228 |
| £333,000 | 18/02/2022 | T | | 24 | MARLBOROUGH ROAD | | CHELMSFORD | CM2 0JR | 79 | £4,215 |
| £350,500 | 18/02/2022 | S | | 97 | LANGTON AVENUE | | CHELMSFORD | CM1 2BW | 85 | £4,124 |
| £875,000 | 18/02/2022 | D | | 23 | WHARTON DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6BF | 214 | £4,089 |
| £337,500 | 18/02/2022 | T | | 31 | BAKER STREET | | CHELMSFORD | CM2 0SA | 83 | £4,066 |
| £180,000 | 18/02/2022 | F | | 38 | CROCUS WAY | | CHELMSFORD | CM1 6XN | 48 | £3,750 |

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|------------|------------|---|-----------------|-----------------------|-----------------------|------------|---------|-----|---------|
| £900,000 | 18/02/2022 | D | OAKLANDS, 112A | MAIN ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1NN | 244 | £3,689 |
| £212,000 | 18/02/2022 | F | 17A | LOWER ANCHOR STREET | | CHELMSFORD | CM2 0AS | 58 | £3,655 |
| £387,500 | 18/02/2022 | T | | 54 RUSHLEYDALE | | CHELMSFORD | CM1 6JX | 109 | £3,555 |
| £790,000 | 21/02/2022 | D | BRAESIDE | PRIVATE ROAD | | CHELMSFORD | CM2 8TH | 148 | £5,338 |
| £403,000 | 21/02/2022 | S | | 101 LADY LANE | | CHELMSFORD | CM2 0TJ | 79 | £5,101 |
| £330,000 | 22/02/2022 | S | | 7 HILLSIDE MEWS | | CHELMSFORD | CM2 9DH | 70 | £4,714 |
| £370,000 | 22/02/2022 | D | | 51 BROCKENHURST WAY | BICKNACRE | CHELMSFORD | CM3 4XN | 79 | £4,684 |
| £500,000 | 22/02/2022 | S | | 1 WILLOW CLOSE | BROOMFIELD | CHELMSFORD | CM1 7AY | 117 | £4,274 |
| £495,000 | 23/02/2022 | D | | 33 THE LINTONS | SANDON | CHELMSFORD | CM2 7UA | 78 | £6,346 |
| £450,000 | 23/02/2022 | S | | 25 HULTON CLOSE | BOREHAM | CHELMSFORD | CM3 3BU | 86 | £5,233 |
| £250,000 | 23/02/2022 | F | | 211 UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0RU | 54 | £4,630 |
| £208,000 | 23/02/2022 | F | FLAT 1 | 42 EASTERN CRESCENT | | CHELMSFORD | CM1 4JQ | 54 | £3,852 |
| £372,500 | 23/02/2022 | S | | 7 CARISBROOKE DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LT | 98 | £3,801 |
| £198,000 | 23/02/2022 | F | | 24 ROOKES CRESCENT | | CHELMSFORD | CM1 3GF | 56 | £3,536 |
| £585,000 | 24/02/2022 | D | | 40 GLADDEN FIELDS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AH | 115 | £5,087 |
| £375,000 | 24/02/2022 | S | | 45 CHURCH HILL | LITTLE WALTHAM | CHELMSFORD | CM3 3LS | 90 | £4,167 |
| £425,000 | 24/02/2022 | T | | 29 UPLANDS DRIVE | | CHELMSFORD | CM1 6TR | 114 | £3,728 |
| £620,000 | 25/02/2022 | S | | 24 ST JOHNS GREEN | | CHELMSFORD | CM1 3DZ | N/A | #VALUE! |
| £360,000 | 25/02/2022 | S | | 7 BANKART LANE | | CHELMSFORD | CM2 6TZ | 63 | £5,714 |
| £1,700,000 | 25/02/2022 | D | | 26 LITTLE BADDOW ROAD | DANBURY | CHELMSFORD | CM3 4NT | 343 | £4,956 |
| £375,000 | 25/02/2022 | S | | 7 SHIRE CLOSE | | CHELMSFORD | CM1 6FW | 76 | £4,934 |
| £670,000 | 25/02/2022 | D | | 19 ROMANS WAY | WRITTLE | CHELMSFORD | CM1 3EZ | 136 | £4,926 |
| £399,000 | 25/02/2022 | D | | 47 LABURNUM DRIVE | | CHELMSFORD | CM2 9NR | 81 | £4,926 |
| £370,000 | 25/02/2022 | S | | 152 LUPIN DRIVE | | CHELMSFORD | CM1 6FJ | 77 | £4,805 |
| £335,000 | 25/02/2022 | T | | 12 LUCAS AVENUE | | CHELMSFORD | CM2 9JJ | 71 | £4,718 |
| £115,000 | 25/02/2022 | F | | 136 HENNIKER GATE | | CHELMSFORD | CM2 6SB | 25 | £4,600 |
| £372,500 | 25/02/2022 | D | | 31 PENTLAND AVENUE | | CHELMSFORD | CM1 4AY | 82 | £4,543 |
| £1,285,000 | 25/02/2022 | D | ROPER'S HALL, 9 | LODGE ROAD | WRITTLE | CHELMSFORD | CM1 3HY | 284 | £4,525 |
| £325,000 | 25/02/2022 | T | | 23 CROMPTON STREET | | CHELMSFORD | CM1 3BW | 72 | £4,514 |
| £380,000 | 25/02/2022 | T | | 5 FIRECREST ROAD | | CHELMSFORD | CM2 9SN | 86 | £4,419 |
| £660,000 | 25/02/2022 | S | | 114 WRITTLE ROAD | | CHELMSFORD | CM1 3BT | 154 | £4,286 |
| £276,000 | 25/02/2022 | T | | 44 BLACKWOOD CHINE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FZ | 65 | £4,246 |
| £605,000 | 25/02/2022 | D | | 86 SCHOOL LANE | BROOMFIELD | CHELMSFORD | CM1 7DS | 143 | £4,231 |
| £745,000 | 25/02/2022 | D | | 132 CELEBORN STREET | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AW | 177 | £4,209 |
| £388,000 | 25/02/2022 | T | | 81 LUPIN DRIVE | | CHELMSFORD | CM1 6VJ | 93 | £4,172 |
| £150,000 | 25/02/2022 | F | | 152 REDMAYNE DRIVE | | CHELMSFORD | CM2 9XE | 37 | £4,054 |
| £185,000 | 25/02/2022 | F | | 104 BRADFORD STREET | | CHELMSFORD | CM2 0XU | 46 | £4,022 |
| £651,000 | 25/02/2022 | D | | 140 HULLBRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LL | 180 | £3,617 |
| £960,000 | 25/02/2022 | D | | 10 ROXWELL ROAD | | CHELMSFORD | CM1 2PP | 270 | £3,556 |
| £441,000 | 28/02/2022 | S | | 24 ALDER DRIVE | | CHELMSFORD | CM2 9EY | 84 | £5,250 |
| £375,000 | 28/02/2022 | T | | 23 MARLBOROUGH ROAD | | CHELMSFORD | CM2 0JR | 74 | £5,068 |
| £675,000 | 28/02/2022 | D | | 34 ST VINCENTS ROAD | | CHELMSFORD | CM2 9PS | 141 | £4,787 |
| £620,000 | 28/02/2022 | D | | 23 BEECHES CRESCENT | | CHELMSFORD | CM1 2FU | 133 | £4,662 |
| £380,000 | 28/02/2022 | S | | 16 CANUDEN ROAD | | CHELMSFORD | CM1 2SX | 82 | £4,634 |
| £355,000 | 28/02/2022 | S | | 12 ESSEX AVENUE | | CHELMSFORD | CM1 4AQ | 87 | £4,080 |
| £385,000 | 28/02/2022 | T | | 7 OSEA WAY | | CHELMSFORD | CM1 6JS | 96 | £4,010 |
| £569,000 | 28/02/2022 | S | | 34 MILLFIELDS | WRITTLE | CHELMSFORD | CM1 3LP | 164 | £3,470 |
| £210,000 | 01/03/2022 | F | | 3 MELBA COURT | WRITTLE | CHELMSFORD | CM1 3EW | 31 | £6,774 |
| £375,000 | 01/03/2022 | S | | 5 SHERBORNE ROAD | | CHELMSFORD | CM1 7NT | 57 | £6,579 |

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|------------|------------|---|--------|-------------------|----------------------|-----------------------|-------------------|------------|---------|---------|---------|
| £480,000 | 01/03/2022 | S | | 20 | GROVE ROAD | | CHELMSFORD | CM2 0EY | 100 | £4,800 | |
| £210,000 | 01/03/2022 | S | | 22 | COVAL LANE | | CHELMSFORD | CM1 1TD | 56 | £3,750 | |
| £525,000 | 02/03/2022 | D | | 71 | WIDFORD ROAD | | CHELMSFORD | CM2 8SY | 85 | £6,176 | |
| £327,000 | 02/03/2022 | T | | 67 | CROMPTON STREET | | CHELMSFORD | CM1 3BW | 69 | £4,739 | |
| £620,000 | 02/03/2022 | S | | 16 | HILLSIDE GROVE | | CHELMSFORD | CM2 9DA | 132 | £4,697 | |
| £278,000 | 02/03/2022 | F | | 21 | SHRUBLANDS CLOSE | | CHELMSFORD | CM2 6LR | 69 | £4,029 | |
| £152,500 | 02/03/2022 | F | | 80 | MEADGATE AVENUE | | CHELMSFORD | CM2 7LH | 42 | £3,631 | |
| £330,000 | 02/03/2022 | T | | 97 | SOUTH PRIMROSE HILL | | CHELMSFORD | CM1 2RG | 61 | £5,410 | |
| £280,000 | 03/03/2022 | F | 39 | BAILEY COURT | NEW WRITTLE STREET | | CHELMSFORD | CM2 0FS | 60 | £4,667 | |
| £385,000 | 03/03/2022 | D | | 6 | MEADOW MEWS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RY | 86 | £4,477 | |
| £179,000 | 03/03/2022 | F | | 7 | LARKSPUR COURT | | CHELMSFORD | CM1 6QX | 50 | £3,580 | |
| £207,500 | 03/03/2022 | F | | 13 | ABBOTTS PLACE | | CHELMSFORD | CM2 6RD | 59 | £3,517 | |
| £150,000 | 03/03/2022 | F | | 45 | RAINSFORD ROAD | | CHELMSFORD | CM1 2QJ | 45 | £3,333 | |
| £180,000 | 04/03/2022 | F | FLAT 9 | BELVEDERE COURT | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BT | N/A | #VALUE! | |
| £491,000 | 04/03/2022 | D | | | NATHANS LANE | EDNEY COMMON | CHELMSFORD | CM1 3RD | N/A | #VALUE! | |
| £235,000 | 04/03/2022 | T | | 13 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6GQ | 40 | £5,875 | |
| £485,500 | 04/03/2022 | S | | 16 | PRIORY CLOSE | | CHELMSFORD | CM1 2SY | 87 | £5,580 | |
| £330,000 | 04/03/2022 | S | | 51 | THORNBOROUGH AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FW | 61 | £5,410 | |
| £1,800,000 | 04/03/2022 | D | | 266 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6AS | 356 | £5,056 | |
| £1,350,000 | 04/03/2022 | D | | 19 | SHARDELOW AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6BG | 269 | £5,019 | |
| £405,000 | 04/03/2022 | S | | 50 | AVENUE ROAD | | CHELMSFORD | CM2 9TY | 82 | £4,939 | |
| £482,500 | 04/03/2022 | T | | 10 | THE COVERTS | WRITTLE | CHELMSFORD | CM1 3LL | 99 | £4,874 | |
| £325,000 | 04/03/2022 | T | | 87 | WEST AVENUE | | CHELMSFORD | CM1 2DD | 67 | £4,851 | |
| £400,000 | 04/03/2022 | D | | 4 | OLD MOORS | GREAT LEIGHS | CHELMSFORD | CM3 1GX | 84 | £4,762 | |
| £420,000 | 04/03/2022 | T | | 3 | GROVE ROAD | | CHELMSFORD | CM2 0EY | 93 | £4,516 | |
| £425,000 | 04/03/2022 | S | | 240 | RAINSFORD ROAD | | CHELMSFORD | CM1 2PN | 100 | £4,250 | |
| £685,000 | 04/03/2022 | D | | | LITTLE MAPLES | THE COMMON | EAST HANNINGFIELD | CHELMSFORD | CM3 8AQ | 168 | £4,077 |
| £174,000 | 04/03/2022 | F | | 14 | MAYDENE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ND | 43 | £4,047 | |
| £197,000 | 04/03/2022 | F | | 13 | CANVEY WALK | | CHELMSFORD | CM1 6LB | 55 | £3,582 | |
| £175,000 | 04/03/2022 | F | | 58 | FOXGLOVE WAY | | CHELMSFORD | CM1 6QR | 49 | £3,571 | |
| £285,000 | 07/03/2022 | F | | 34 | MARY MUNNION QUARTER | | CHELMSFORD | CM2 9FT | 55 | £5,182 | |
| £530,000 | 07/03/2022 | S | | 64 | BACK ROAD | WRITTLE | CHELMSFORD | CM1 3PD | 103 | £5,146 | |
| £382,000 | 07/03/2022 | S | | 138 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6ZG | 82 | £4,659 | |
| £255,000 | 07/03/2022 | F | | 151 | WHARF ROAD | | CHELMSFORD | CM2 6FS | 57 | £4,474 | |
| £380,000 | 08/03/2022 | S | | 6 | SEYMOUR STREET | | CHELMSFORD | CM2 0RX | 61 | £6,230 | |
| £515,000 | 08/03/2022 | D | | 34 | ROUGHTONS | | CHELMSFORD | CM2 8PF | 99 | £5,202 | |
| £390,000 | 08/03/2022 | D | | 34 | NIBLICK GREEN | | CHELMSFORD | CM3 3FS | 75 | £5,200 | |
| £425,000 | 08/03/2022 | S | | 29 | PASTON CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UA | 114 | £3,728 | |
| £180,000 | 08/03/2022 | F | FLAT F | VAN DIEMANS COURT | VAN DIEMANS LANE | | CHELMSFORD | CM2 9QJ | 49 | £3,673 | |
| £390,000 | 09/03/2022 | D | | 24 | BOUCHERS MEAD | | CHELMSFORD | CM1 6PJ | 67 | £5,821 | |
| £375,000 | 09/03/2022 | T | | 224 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NY | 74 | £5,068 | |
| £560,000 | 09/03/2022 | D | | 4 | OLDBURY AVENUE | | CHELMSFORD | CM2 7EB | 118 | £4,746 | |
| £158,000 | 09/03/2022 | F | FLAT 9 | VINCENT LODGE | BENBOW DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WF | 40 | £3,950 | |
| £605,000 | 10/03/2022 | D | | 10 | BROUGHTON ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YX | 113 | £5,354 | |
| £325,000 | 10/03/2022 | T | | 32 | BROOK LANE | GALLEYWOOD | CHELMSFORD | CM2 8NL | 70 | £4,643 | |
| £410,000 | 10/03/2022 | S | | 66 | PINES ROAD | | CHELMSFORD | CM1 2DL | 101 | £4,059 | |
| £380,000 | 10/03/2022 | S | | 143 | AVON ROAD | | CHELMSFORD | CM1 2LA | 95 | £4,000 | |
| £470,000 | 11/03/2022 | S | | | YEW HEDGES | NORTH HILL | LITTLE BADDOW | CHELMSFORD | CM3 4TB | N/A | #VALUE! |
| £222,000 | 11/03/2022 | S | | 40 | VERMEER RIDE | | CHELMSFORD | CM1 6GA | 35 | £6,343 | |

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|------------|------------|---|---------------|-----|----------------------|-----------------------|------------|---------|-----|---------|
| £815,000 | 04/04/2022 | S | | 12 | PARADISE ROAD | WRITTLE | CHELMSFORD | CM1 3HP | 196 | £4,158 |
| £600,000 | 04/04/2022 | S | | 36 | LONGFIELD ROAD | | CHELMSFORD | CM2 7QH | 149 | £4,027 |
| £600,000 | 04/04/2022 | D | | 14 | ONGAR ROAD | WRITTLE | CHELMSFORD | CM1 3NU | 166 | £3,614 |
| £177,000 | 04/04/2022 | F | | 77 | MARY MUNNION QUARTER | | CHELMSFORD | CM2 9FT | 68 | £2,603 |
| £480,000 | 05/04/2022 | S | | 1 | CHELMER LEA | | CHELMSFORD | CM2 7QG | 92 | £5,217 |
| £325,000 | 05/04/2022 | T | | 138 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DP | 87 | £3,736 |
| £337,500 | 05/04/2022 | T | | 21 | INKERPOLE PLACE | | CHELMSFORD | CM2 6UD | 95 | £3,553 |
| £375,000 | 06/04/2022 | S | | 74 | FORTINBRAS WAY | | CHELMSFORD | CM2 9PA | 63 | £5,952 |
| £313,500 | 06/04/2022 | S | | 10 | THORINS GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZH | 56 | £5,598 |
| £340,000 | 06/04/2022 | S | | 7 | CHARLOTTE COURT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NA | 62 | £5,484 |
| £343,000 | 06/04/2022 | T | | 20 | BEGONIA CLOSE | | CHELMSFORD | CM1 6NL | 65 | £5,277 |
| £260,000 | 06/04/2022 | F | | 66 | WILSHIRE AVENUE | SPRINGFIELD | CHELMSFORD | CM2 6QW | 54 | £4,815 |
| £350,000 | 06/04/2022 | T | | 6 | STANSTED CLOSE | | CHELMSFORD | CM1 2TW | 87 | £4,023 |
| £356,150 | 06/04/2022 | S | | 73 | WRITTLE ROAD | | CHELMSFORD | CM1 3BS | 95 | £3,749 |
| £200,000 | 06/04/2022 | F | | 124 | TRENCHARD CRESCENT | | CHELMSFORD | CM1 6FG | 58 | £3,448 |
| £455,000 | 07/04/2022 | S | | 5 | GOLDLAY AVENUE | | CHELMSFORD | CM2 0TL | 84 | £5,417 |
| £360,000 | 07/04/2022 | T | | 11 | ASHMANS ROW | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GD | 82 | £4,390 |
| £327,500 | 07/04/2022 | T | | 2 | LYSTER AVENUE | | CHELMSFORD | CM2 7DF | 84 | £3,899 |
| £356,000 | 07/04/2022 | T | | 336 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9LJ | 119 | £2,992 |
| £645,000 | 08/04/2022 | S | | 49 | PARK AVENUE | | CHELMSFORD | CM1 2AB | 114 | £5,658 |
| £475,000 | 08/04/2022 | D | | 9 | TUDOR AVENUE | | CHELMSFORD | CM1 1TE | 88 | £5,398 |
| £450,000 | 08/04/2022 | D | | 12 | CHERRY GARDEN LANE | DANBURY | CHELMSFORD | CM3 4QP | 84 | £5,357 |
| £690,000 | 08/04/2022 | D | | 22 | WELLER GROVE | | CHELMSFORD | CM1 4YJ | 134 | £5,149 |
| £200,000 | 08/04/2022 | T | | 75 | COLYERS REACH | | CHELMSFORD | CM2 6RW | 40 | £5,000 |
| £249,000 | 08/04/2022 | F | FLAT 34 | 3 | CUNARD SQUARE | | CHELMSFORD | CM1 1AU | 50 | £4,980 |
| £575,000 | 08/04/2022 | D | | 28 | BARNABY RUDGE | | CHELMSFORD | CM1 4YG | 118 | £4,873 |
| £450,000 | 08/04/2022 | D | | 5 | BRIDON CLOSE | EAST HANNINGFIELD | CHELMSFORD | CM3 8BA | 95 | £4,737 |
| £1,330,000 | 08/04/2022 | D | | 36 | LODGE ROAD | WRITTLE | CHELMSFORD | CM1 3HB | 295 | £4,508 |
| £460,000 | 08/04/2022 | T | COTTAGE END | | THE STREET | ROXWELL | CHELMSFORD | CM1 4PB | 108 | £4,259 |
| £430,000 | 08/04/2022 | D | | 9 | CLOVER DRIVE | | CHELMSFORD | CM1 4FT | 103 | £4,175 |
| £221,000 | 08/04/2022 | F | | 21 | OASIS COURT | | CHELMSFORD | CM2 6JU | 53 | £4,170 |
| £760,000 | 08/04/2022 | D | LAWNS | | THE STREET | ROXWELL | CHELMSFORD | CM1 4PD | 185 | £4,108 |
| £250,000 | 08/04/2022 | F | | 534 | GALLEYWOOD ROAD | | CHELMSFORD | CM2 8BX | 65 | £3,846 |
| £350,000 | 08/04/2022 | T | | 28 | ASHLEY GREEN | EAST HANNINGFIELD | CHELMSFORD | CM3 8AY | 98 | £3,571 |
| £305,000 | 08/04/2022 | T | | 16 | SCOTTS WALK | | CHELMSFORD | CM1 2HB | 92 | £3,315 |
| £655,000 | 11/04/2022 | D | | 6 | PRIORY ROAD | BICKNACRE | CHELMSFORD | CM3 4EY | 100 | £6,550 |
| £382,500 | 11/04/2022 | T | | 7 | COLNE CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XW | 68 | £5,625 |
| £400,000 | 11/04/2022 | S | | 19 | GOLDLAY GARDENS | | CHELMSFORD | CM2 0EN | 73 | £5,479 |
| £512,500 | 11/04/2022 | S | | 101 | MOULSHAM DRIVE | | CHELMSFORD | CM2 9PY | 95 | £5,395 |
| £204,995 | 11/04/2022 | F | | 41 | HAIG COURT | | CHELMSFORD | CM2 0BH | 42 | £4,881 |
| £450,000 | 11/04/2022 | S | | 144 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7AH | 160 | £2,813 |
| £422,500 | 12/04/2022 | S | WHITE COTTAGE | | SOUTH STREET | GREAT WALTHAM | CHELMSFORD | CM3 1DG | N/A | #VALUE! |
| £225,000 | 12/04/2022 | F | | 27 | CRESSY QUAY | | CHELMSFORD | CM2 6ZH | 49 | £4,592 |
| £200,000 | 12/04/2022 | F | | 115 | HULLBRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LJ | 54 | £3,704 |
| £310,000 | 13/04/2022 | T | | 37 | DIXON AVENUE | | CHELMSFORD | CM1 2AQ | 60 | £5,167 |
| £400,000 | 13/04/2022 | T | | 16 | MARLBOROUGH ROAD | | CHELMSFORD | CM2 0JR | 79 | £5,063 |
| £901,000 | 13/04/2022 | D | | 2 | KINGSTON AVENUE | | CHELMSFORD | CM2 6DW | 218 | £4,133 |
| £500,000 | 13/04/2022 | T | | 85 | LONGMEAD AVENUE | GREAT BADDOW | CHELMSFORD | CM2 7EZ | 121 | £4,132 |
| £270,000 | 13/04/2022 | F | | 13 | VICTORIA COURT | | CHELMSFORD | CM1 1GL | 66 | £4,091 |

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|----------|------------|---|-----------|---------------------|-------------------|-----------------------|------------|---------|-----|--------|
| £180,000 | 13/04/2022 | F | | 66 | CROMPTON STREET | | CHELMSFORD | CM1 3GP | 49 | £3,673 |
| £456,000 | 13/04/2022 | T | | 254 | RAINSFORD ROAD | | CHELMSFORD | CM1 2PN | 132 | £3,455 |
| £390,000 | 13/04/2022 | D | | 17 | BARTON CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UB | 121 | £3,223 |
| £425,000 | 14/04/2022 | S | | 193 | BEEHIVE LANE | | CHELMSFORD | CM2 9SH | 56 | £7,589 |
| £228,000 | 14/04/2022 | T | | 60 | RUBENS GATE | | CHELMSFORD | CM1 6GN | 33 | £6,909 |
| £292,000 | 14/04/2022 | T | | 35 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WX | 49 | £5,959 |
| £416,000 | 14/04/2022 | T | 46A | | HEATH DRIVE | | CHELMSFORD | CM2 9HE | 70 | £5,943 |
| £610,000 | 14/04/2022 | S | | 101 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DW | 106 | £5,755 |
| £373,000 | 14/04/2022 | S | | 10 | PETUNIA CRESCENT | | CHELMSFORD | CM1 6YP | 66 | £5,652 |
| £400,000 | 14/04/2022 | T | | 19 | GROVE ROAD | | CHELMSFORD | CM2 0EY | 72 | £5,556 |
| £566,500 | 14/04/2022 | D | | 19 | HIGHFIELDS MEAD | EAST HANNINGFIELD | CHELMSFORD | CM3 8XA | 105 | £5,395 |
| £800,000 | 14/04/2022 | D | SHERIDALE | | CHURCH ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UJ | 151 | £5,298 |
| £437,000 | 14/04/2022 | S | | 16 | CLAYPITS ROAD | BOREHAM | CHELMSFORD | CM3 3BZ | 88 | £4,966 |
| £222,000 | 14/04/2022 | F | 7 | KRESTON HOUSE, 66 | BROOMFIELD ROAD | | CHELMSFORD | CM1 1SW | 45 | £4,933 |
| £305,000 | 14/04/2022 | T | | 5 | BLACKLOCK | CHELMER VILLAGE | CHELMSFORD | CM2 6QL | 69 | £4,420 |
| £395,000 | 14/04/2022 | S | | 7 | BROCKENHURST WAY | BICKNACRE | CHELMSFORD | CM3 4XN | 90 | £4,389 |
| £168,000 | 14/04/2022 | F | | 31 | ROOKES CRESCENT | | CHELMSFORD | CM1 3GL | 39 | £4,308 |
| £198,000 | 14/04/2022 | F | | 70 | HALTWHISTLE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZF | 47 | £4,213 |
| £170,000 | 14/04/2022 | F | FLAT 18 | VINCENT LODGE | BENBOW DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WF | 43 | £3,953 |
| £327,500 | 14/04/2022 | T | | 5 | GARDENERS | | CHELMSFORD | CM2 8YU | 87 | £3,764 |
| £497,500 | 14/04/2022 | D | | 140 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6ZG | 133 | £3,741 |
| £250,000 | 14/04/2022 | F | | 59 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0AZ | 67 | £3,731 |
| £432,500 | 14/04/2022 | S | | 3 | ESSEX AVENUE | | CHELMSFORD | CM1 4AQ | 116 | £3,728 |
| £327,000 | 14/04/2022 | T | | 33 | ARCHERS WAY | | CHELMSFORD | CM2 8SB | 88 | £3,716 |
| £320,000 | 14/04/2022 | S | | 21 | SEABROOK GARDENS | BOREHAM | CHELMSFORD | CM3 3BX | 87 | £3,678 |
| £540,000 | 14/04/2022 | F | FLAT 5 | CLARENCE HOUSE, 212 | NEW LONDON ROAD | | CHELMSFORD | CM2 9AE | 157 | £3,439 |
| £198,000 | 14/04/2022 | F | | 15 | THE CEDARS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JD | 59 | £3,356 |
| £365,000 | 19/04/2022 | T | | 158 | LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3JR | 81 | £4,506 |
| £220,000 | 19/04/2022 | F | | 402 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 49 | £4,490 |
| £375,000 | 19/04/2022 | T | | 53 | DUFFIELD ROAD | | CHELMSFORD | CM2 9RS | 88 | £4,261 |
| £195,000 | 19/04/2022 | F | FLAT 19 | BURWOOD COURT | GOLDLAY AVENUE | | CHELMSFORD | CM2 0TW | 58 | £3,362 |
| £575,000 | 20/04/2022 | S | | 11 | WIDFORD GROVE | | CHELMSFORD | CM2 9AT | 104 | £5,529 |
| £675,000 | 20/04/2022 | S | | 23 | CHELMERTON AVENUE | | CHELMSFORD | CM2 9RF | 128 | £5,273 |
| £680,000 | 20/04/2022 | D | | 41 | TABORS AVENUE | | CHELMSFORD | CM2 7EJ | 153 | £4,444 |
| £176,000 | 20/04/2022 | F | | 116 | GANDALFS RIDE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 49 | £3,592 |
| £385,000 | 21/04/2022 | T | | 7 | MAY WALK | | CHELMSFORD | CM2 9EW | 72 | £5,347 |
| £212,500 | 21/04/2022 | F | | 39 | RAINSFORD ROAD | | CHELMSFORD | CM1 2QJ | 43 | £4,942 |
| £560,000 | 21/04/2022 | D | | 5 | CRICKHOLLOW | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZR | 126 | £4,444 |
| £225,000 | 21/04/2022 | F | | 5 | BLACKWATER CLOSE | | CHELMSFORD | CM1 7QJ | 55 | £4,091 |
| £750,000 | 22/04/2022 | D | | 26 | OAK LODGE TYE | SPRINGFIELD | CHELMSFORD | CM1 6GZ | 131 | £5,725 |
| £550,000 | 22/04/2022 | D | | 33 | JENNER MEAD | | CHELMSFORD | CM2 6SJ | 97 | £5,670 |
| £391,000 | 22/04/2022 | D | | 26 | PARADISE ROAD | WRITTLE | CHELMSFORD | CM1 3HP | 70 | £5,586 |
| £625,000 | 22/04/2022 | D | | 22 | GORDON ROAD | | CHELMSFORD | CM2 9LL | 125 | £5,000 |
| £275,000 | 22/04/2022 | F | | 24 | COATES QUAY | | CHELMSFORD | CM2 6HU | 56 | £4,911 |
| £200,000 | 22/04/2022 | T | | 18 | BURGESS FIELD | CHELMER VILLAGE | CHELMSFORD | CM2 6UE | 41 | £4,878 |
| £305,000 | 22/04/2022 | S | | 111 | EAST BRIDGE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SD | 64 | £4,766 |
| £160,000 | 22/04/2022 | F | | 18 | SHEARERS WAY | BOREHAM | CHELMSFORD | CM3 3AE | 34 | £4,706 |
| £190,000 | 22/04/2022 | S | | 11 | COLYERS REACH | | CHELMSFORD | CM2 6RW | 41 | £4,634 |
| £325,000 | 22/04/2022 | T | | 14 | CHERWELL DRIVE | | CHELMSFORD | CM1 2JL | 73 | £4,452 |

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|------------|------------|---|----|---------------|------------------------|-------------------------|--------------------|------------|---------|--------|--------|
| £255,000 | 22/04/2022 | F | | 66 | COVAL LANE | | CHELMSFORD | CM1 1TG | 59 | £4,322 | |
| £245,000 | 22/04/2022 | F | | 116 | CHELMER ROAD | | CHELMSFORD | CM2 6AB | 58 | £4,224 | |
| £610,000 | 22/04/2022 | D | | 4 | WILFRED WATERMAN DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6AZ | 157 | £3,885 | |
| £150,500 | 22/04/2022 | F | | 44 | PEARCE MANOR | | CHELMSFORD | CM2 9XH | 40 | £3,763 | |
| £215,000 | 22/04/2022 | F | | 145 | CROMPTON STREET | | CHELMSFORD | CM1 3GR | 58 | £3,707 | |
| £300,000 | 22/04/2022 | T | | 2 | MEADOWSIDE | | CHELMSFORD | CM2 6LN | 87 | £3,448 | |
| £190,000 | 22/04/2022 | F | | 16 | CANBERRA CLOSE | | CHELMSFORD | CM1 2EF | 74 | £2,568 | |
| £92,000 | 22/04/2022 | F | 28 | PRIMULA COURT | PRIMROSE HILL | | CHELMSFORD | CM1 2FZ | 56 | £1,643 | |
| £475,000 | 25/04/2022 | D | | 20 | FORTINBRAS WAY | | CHELMSFORD | CM2 9PA | 80 | £5,938 | |
| £580,000 | 25/04/2022 | D | | 40 | TORQUAY ROAD | | CHELMSFORD | CM1 6NG | 125 | £4,640 | |
| £365,000 | 25/04/2022 | S | | 26 | BRENT AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SQ | 82 | £4,451 | |
| £460,000 | 25/04/2022 | S | | 19 | TOTNES WALK | | CHELMSFORD | CM1 6LU | 108 | £4,259 | |
| £325,000 | 25/04/2022 | S | | 3 | ROTHBURY ROAD | | CHELMSFORD | CM1 3DD | 85 | £3,824 | |
| £870,000 | 26/04/2022 | D | | 15 | RUNSELL LANE | LITTLE BADDOW | CHELMSFORD | CM3 4NY | 135 | £6,444 | |
| £535,000 | 26/04/2022 | D | | 73 | FALMOUTH ROAD | SPRINGFIELD | CHELMSFORD | CM1 6JA | 100 | £5,350 | |
| £465,000 | 26/04/2022 | S | | 9 | CRAISTON WAY | | CHELMSFORD | CM2 8ED | 99 | £4,697 | |
| £255,000 | 27/04/2022 | F | | 11 | GOODWIN CLOSE | | CHELMSFORD | CM2 9GX | 37 | £6,892 | |
| £440,000 | 27/04/2022 | S | | 42 | MEADOW ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8DU | 64 | £6,875 | |
| £488,000 | 27/04/2022 | D | | 48 | MICAWBER WAY | | CHELMSFORD | CM1 4UE | 84 | £5,810 | |
| £830,000 | 27/04/2022 | D | | | WHINLATTER | WELL LANE | DANBURY | CHELMSFORD | CM3 4AB | 170 | £4,882 |
| £635,000 | 27/04/2022 | D | | 6 | HAVISHAM WAY | | CHELMSFORD | CM1 4UY | 142 | £4,472 | |
| £582,500 | 28/04/2022 | S | | 54 | SECOND AVENUE | | CHELMSFORD | CM1 4EU | 98 | £5,944 | |
| £425,000 | 28/04/2022 | T | | | 252A | BROOMFIELD ROAD | | CHELMSFORD | CM1 4DY | 99 | £4,293 |
| £315,000 | 28/04/2022 | T | | 14 | LAURENCE CROFT | WRITTLE | CHELMSFORD | CM1 3LN | 75 | £4,200 | |
| £159,000 | 28/04/2022 | F | | 409 | MEADGATE AVENUE | | CHELMSFORD | CM2 7NN | 39 | £4,077 | |
| £435,000 | 28/04/2022 | S | | 16 | INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SX | 120 | £3,625 | |
| £950,000 | 29/04/2022 | D | | 17 | HILL ROAD | | CHELMSFORD | CM2 6HW | 118 | £8,051 | |
| £1,275,000 | 29/04/2022 | D | | | WHITEDOWN | SOUTH HANNINGFIELD ROAD | SOUTH HANNINGFIELD | CHELMSFORD | CM3 8HJ | 194 | £6,572 |
| £560,000 | 29/04/2022 | S | | 97 | SANDFORD ROAD | | CHELMSFORD | CM2 6DF | 87 | £6,437 | |
| £400,000 | 29/04/2022 | S | | 18 | REYNOLDS GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FA | 70 | £5,714 | |
| £228,000 | 29/04/2022 | T | | 90 | BROCKENHURST WAY | BICKNACRE | CHELMSFORD | CM3 4XW | 42 | £5,429 | |
| £330,000 | 29/04/2022 | F | | 36 | HARDY CLOSE | | CHELMSFORD | CM1 1AE | 61 | £5,410 | |
| £455,000 | 29/04/2022 | S | | 6 | MIDDLEMEAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UT | 89 | £5,112 | |
| £350,000 | 29/04/2022 | T | | 16 | MURRELL LOCK | | CHELMSFORD | CM2 6SW | 72 | £4,861 | |
| £525,000 | 29/04/2022 | D | | 2 | SEARLE CRESCENT | BROOMFIELD | CHELMSFORD | CM1 7FP | 110 | £4,773 | |
| £425,000 | 29/04/2022 | S | | 15 | BRUCE GROVE | | CHELMSFORD | CM2 9AX | 91 | £4,670 | |
| £110,000 | 29/04/2022 | F | | | 14 | WINGROVE COURT | BROOMFIELD ROAD | CHELMSFORD | CM1 4ES | 24 | £4,583 |
| £495,000 | 29/04/2022 | T | | 42 | BURNELL GATE | | CHELMSFORD | CM1 6ED | 109 | £4,541 | |
| £345,000 | 29/04/2022 | T | | 27 | BOLEYN WAY | BOREHAM | CHELMSFORD | CM3 3JJ | 78 | £4,423 | |
| £337,000 | 29/04/2022 | T | | 99 | MEADGATE AVENUE | | CHELMSFORD | CM2 7NQ | 78 | £4,321 | |
| £1,000,000 | 29/04/2022 | D | | | 118A | MOULSHAM STREET | | CHELMSFORD | CM2 0JW | 232 | £4,310 |
| £390,000 | 29/04/2022 | S | | 157 | GLOUCESTER AVENUE | | CHELMSFORD | CM2 9DU | 92 | £4,239 | |
| £480,000 | 29/04/2022 | D | | 5 | WHITMORE CRESCENT | | CHELMSFORD | CM2 6YN | 115 | £4,174 | |
| £300,000 | 29/04/2022 | F | | 276 | LINNET DRIVE | | CHELMSFORD | CM2 8AJ | 78 | £3,846 | |
| £550,000 | 29/04/2022 | D | | 28 | CORPORATION ROAD | | CHELMSFORD | CM1 2AR | 158 | £3,481 | |
| £240,000 | 29/04/2022 | F | | 3 | LITTLE DOMINIE COURT | FAYREWOOD DRIVE | GREAT LEIGHS | CHELMSFORD | CM3 1GT | 69 | £3,478 |
| £255,000 | 29/04/2022 | F | | 4 | UPLEATHAM HOUSE, 7 | ROXWELL ROAD | | CHELMSFORD | CM1 2NN | 74 | £3,446 |
| £127,500 | 29/04/2022 | F | | 6 | MEGGY TYE | SPRINGFIELD | CHELMSFORD | CM2 6GA | 44 | £2,898 | |
| £115,000 | 29/04/2022 | F | | 28 | CHARNWOOD AVENUE | | CHELMSFORD | CM1 2TQ | 51 | £2,255 | |

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|------------|------------|---|--------|-------------------|---------------------------|-----------------------|------------|---------|-----|---------|
| £350,000 | 03/05/2022 | F | FLAT 7 | BADDOW COURT | CHURCH STREET | GREAT BADDOW | CHELMSFORD | CM2 7JB | N/A | #VALUE! |
| £500,000 | 03/05/2022 | D | | ACORNS | RIGNALS LANE | | CHELMSFORD | CM2 8QU | 60 | £8,333 |
| £372,500 | 03/05/2022 | D | | | 69 BRASSIE WOOD | | CHELMSFORD | CM3 3FP | 75 | £4,967 |
| £600,000 | 03/05/2022 | S | | | 8 ST SWITHINS COTTAGES | HOWE GREEN | CHELMSFORD | CM2 7TN | 128 | £4,688 |
| £375,000 | 03/05/2022 | S | | | 110 HEATH DRIVE | | CHELMSFORD | CM2 9HG | 87 | £4,310 |
| £580,000 | 03/05/2022 | S | | | 8 ALBATROSS WAY | | CHELMSFORD | CM3 3FX | 158 | £3,671 |
| £725,000 | 04/05/2022 | D | | LINTON | NORTH HILL | LITTLE BADDOW | CHELMSFORD | CM3 4TQ | 98 | £7,398 |
| £875,000 | 04/05/2022 | D | | RIDGEWAY | EAST HANNINGFIELD ROAD | SANDON | CHELMSFORD | CM2 7TQ | 133 | £6,579 |
| £550,000 | 04/05/2022 | D | | | 6 HILLSIDE GROVE | | CHELMSFORD | CM2 9DA | 91 | £6,044 |
| £481,000 | 04/05/2022 | S | | | 91 UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BA | 81 | £5,938 |
| £377,000 | 04/05/2022 | T | | | 8 SCHOOL VIEW ROAD | | CHELMSFORD | CM1 2PE | 65 | £5,800 |
| £340,000 | 04/05/2022 | T | | | 16 BLACKSMITH CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6SY | 60 | £5,667 |
| £214,000 | 04/05/2022 | F | | | 18 EVELYN PLACE | | CHELMSFORD | CM1 3GY | 57 | £3,754 |
| £485,000 | 05/05/2022 | S | | | 92 MARCONI ROAD | | CHELMSFORD | CM1 1QE | 86 | £5,640 |
| £490,000 | 05/05/2022 | D | | | 12 CHUZZLEWIT DRIVE | | CHELMSFORD | CM1 4XQ | 94 | £5,213 |
| £1,125,000 | 05/05/2022 | D | | WHITE OAKS | EAST HANNINGFIELD ROAD | SANDON | CHELMSFORD | CM2 7TP | 234 | £4,808 |
| £415,000 | 05/05/2022 | S | | | 7 LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3LT | 89 | £4,663 |
| £321,000 | 05/05/2022 | T | | | 47 CROMPTON STREET | | CHELMSFORD | CM1 3BW | 69 | £4,652 |
| £445,000 | 05/05/2022 | D | | | 19 BRENT AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SE | 98 | £4,541 |
| £270,000 | 05/05/2022 | F | | | 33 ALEXANDER MEWS | SANDON | CHELMSFORD | CM2 7TT | 60 | £4,500 |
| £308,000 | 05/05/2022 | T | | | 31 BOLEYN WAY | BOREHAM | CHELMSFORD | CM3 3JJ | 74 | £4,162 |
| £560,000 | 05/05/2022 | D | | | 58 KING EDWARDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PQ | 138 | £4,058 |
| £375,000 | 06/05/2022 | S | | | 12 JACKSON PLACE | | CHELMSFORD | CM2 9SF | 62 | £6,048 |
| £302,500 | 06/05/2022 | T | | | 20 BLACKSMITH CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6SY | 51 | £5,931 |
| £317,000 | 06/05/2022 | T | | | 17 INKERPOLE PLACE | | CHELMSFORD | CM2 6UD | 55 | £5,764 |
| £672,500 | 06/05/2022 | S | | | 51 SANDFORD MILL ROAD | | CHELMSFORD | CM2 6NS | 118 | £5,699 |
| £400,000 | 06/05/2022 | F | FLAT 9 | QUINLAN COURT, 78 | MILL LANE | DANBURY | CHELMSFORD | CM3 4HX | 72 | £5,556 |
| £365,000 | 06/05/2022 | T | | | 25 CROMPTON STREET | | CHELMSFORD | CM1 3BW | 71 | £5,141 |
| £362,500 | 06/05/2022 | T | | 501A | MEADGATE AVENUE | | CHELMSFORD | CM2 7NW | 79 | £4,589 |
| £420,000 | 06/05/2022 | S | | | 26 WOODHOUSE LANE | BROOMFIELD | CHELMSFORD | CM1 7EU | 93 | £4,516 |
| £325,000 | 06/05/2022 | S | | | 32 TIMSONS LANE | | CHELMSFORD | CM2 6AG | 75 | £4,333 |
| £275,000 | 06/05/2022 | S | | | 19 PRYKES DRIVE | | CHELMSFORD | CM1 1TP | 66 | £4,167 |
| £450,000 | 06/05/2022 | S | | | 13 OLD CROFT CLOSE | GOOD EASTER | CHELMSFORD | CM1 4SJ | 111 | £4,054 |
| £270,000 | 06/05/2022 | F | | | 18 PRYKES DRIVE | | CHELMSFORD | CM1 1TP | 68 | £3,971 |
| £220,000 | 06/05/2022 | F | | | 312 DURRANT COURT | | CHELMSFORD | CM1 1UE | 56 | £3,929 |
| £217,500 | 06/05/2022 | F | | | 13 OASIS COURT | | CHELMSFORD | CM2 6JU | 57 | £3,816 |
| £410,000 | 09/05/2022 | S | | | 44 WEST HANNINGFIELD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8HL | 77 | £5,325 |
| £347,000 | 09/05/2022 | T | | | 20 LUCAS AVENUE | | CHELMSFORD | CM2 9JL | 71 | £4,887 |
| £700,000 | 09/05/2022 | S | | | 6 FOURTH AVENUE | | CHELMSFORD | CM1 4HA | 154 | £4,545 |
| £260,000 | 09/05/2022 | T | | | 121 COLLINGWOOD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YH | 59 | £4,407 |
| £150,000 | 09/05/2022 | F | | | 29 CROCUS WAY | | CHELMSFORD | CM1 6XP | 37 | £4,054 |
| £152,000 | 09/05/2022 | F | | | 34 ALBION COURT | | CHELMSFORD | CM2 0UT | 40 | £3,800 |
| £210,000 | 09/05/2022 | F | | | 45 HAIG COURT | | CHELMSFORD | CM2 0BH | 56 | £3,750 |
| £202,000 | 09/05/2022 | F | | | 1 DURRANT COURT | | CHELMSFORD | CM1 1UE | 55 | £3,673 |
| £360,000 | 10/05/2022 | T | | | 32 UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0AZ | 70 | £5,143 |
| £367,500 | 10/05/2022 | D | | | 7 ABBOTSLEIGH ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SR | 101 | £3,639 |
| £362,500 | 10/05/2022 | S | | | 152 AVON ROAD | | CHELMSFORD | CM1 2LB | 101 | £3,589 |
| £375,000 | 11/05/2022 | T | | | 67 GOLDING THOROUGHFARE | | CHELMSFORD | CM2 6UF | 60 | £6,250 |
| £390,000 | 11/05/2022 | S | | | 4 PEGGOTTY CLOSE | | CHELMSFORD | CM1 4XU | 75 | £5,200 |

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|------------|------------|---|-----------------|-----|--------------------------|-----------------------|------------|---------|-----|--------|
| £675,000 | 11/05/2022 | D | | 6 | QUINION CLOSE | | CHELMSFORD | CM1 4UH | 132 | £5,114 |
| £555,000 | 11/05/2022 | D | | 14 | SPENLOW DRIVE | | CHELMSFORD | CM1 4UQ | 112 | £4,955 |
| £320,000 | 11/05/2022 | F | THE HOPPITT, 24 | | BUTTS LANE | DANBURY | CHELMSFORD | CM3 4NP | 66 | £4,848 |
| £467,500 | 11/05/2022 | S | | 22 | JUNIPER ROAD | BOREHAM | CHELMSFORD | CM3 3DB | 103 | £4,539 |
| £326,000 | 11/05/2022 | S | | 5 | THE STREET | GALLEYWOOD | CHELMSFORD | CM2 8QL | 88 | £3,705 |
| £240,000 | 11/05/2022 | F | 369A | | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6AW | 70 | £3,429 |
| £1,150,000 | 11/05/2022 | D | CONLIG | | COPT HILL | DANBURY | CHELMSFORD | CM3 4NN | 338 | £3,402 |
| £170,000 | 11/05/2022 | F | | 11 | AZALEA COURT | | CHELMSFORD | CM1 6YL | 50 | £3,400 |
| £232,500 | 12/05/2022 | F | | 13 | DEVON MEWS | | CHELMSFORD | CM2 0GD | 37 | £6,284 |
| £410,000 | 12/05/2022 | T | | 26 | ST ANTHONYS DRIVE | | CHELMSFORD | CM2 9EH | 70 | £5,857 |
| £660,000 | 12/05/2022 | S | | 17 | DORSET AVENUE | | CHELMSFORD | CM2 9TZ | 118 | £5,593 |
| £915,000 | 12/05/2022 | D | | 12 | HAY GREEN | DANBURY | CHELMSFORD | CM3 4NU | 169 | £5,414 |
| £220,000 | 12/05/2022 | T | | 78 | BROCKENHURST WAY | BICKNACRE | CHELMSFORD | CM3 4XW | 41 | £5,366 |
| £870,000 | 12/05/2022 | D | | 12 | FREDERICK HAWKES GARDENS | SPRINGFIELD | CHELMSFORD | CM1 6BT | 208 | £4,183 |
| £1,650,000 | 13/05/2022 | D | BROOKFIELD | | EAST HANNINGFIELD ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8EW | 245 | £6,735 |
| £320,000 | 13/05/2022 | S | | 6 | RAPHAEL DRIVE | | CHELMSFORD | CM1 6FX | 55 | £5,818 |
| £287,750 | 13/05/2022 | T | | 9 | TIGHFIELD WALK | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZS | 50 | £5,755 |
| £420,000 | 13/05/2022 | S | | 30 | LONGSHOTS CLOSE | | CHELMSFORD | CM1 7DX | 79 | £5,316 |
| £475,000 | 13/05/2022 | S | | 37 | SWISS AVENUE | | CHELMSFORD | CM1 2AD | 114 | £4,167 |
| £210,000 | 13/05/2022 | F | | 31 | MELBA COURT | WRITTLE | CHELMSFORD | CM1 3EW | 51 | £4,118 |
| £317,000 | 13/05/2022 | T | | 200 | LINNET DRIVE | | CHELMSFORD | CM2 8AJ | 77 | £4,117 |
| £390,000 | 13/05/2022 | D | | 41 | DEERHURST CHASE | BICKNACRE | CHELMSFORD | CM3 4XG | 97 | £4,021 |
| £332,000 | 13/05/2022 | T | | 55 | RECTORY LANE | | CHELMSFORD | CM1 1RE | 87 | £3,816 |
| £182,000 | 13/05/2022 | F | | 28 | AZALEA COURT | | CHELMSFORD | CM1 6YL | 49 | £3,714 |
| £350,000 | 16/05/2022 | T | | 37 | SALTCOATS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LE | 70 | £5,000 |
| £382,000 | 16/05/2022 | S | | 17 | HILLARY CLOSE | | CHELMSFORD | CM1 7RR | 83 | £4,602 |
| £120,000 | 17/05/2022 | F | | 38 | BOUNDERBY GROVE | | CHELMSFORD | CM1 4XW | 25 | £4,800 |
| £500,000 | 17/05/2022 | T | | 74 | SIDMOUTH ROAD | | CHELMSFORD | CM1 6LS | 155 | £3,226 |
| £350,000 | 18/05/2022 | T | | 7 | BRUNEL WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RE | 62 | £5,645 |
| £742,500 | 19/05/2022 | D | | 28 | HOWARD DRIVE | | CHELMSFORD | CM2 6PE | 145 | £5,121 |
| £430,000 | 19/05/2022 | S | | 43 | PETREL WAY | | CHELMSFORD | CM2 8XH | 87 | £4,943 |
| £460,000 | 19/05/2022 | S | | 59 | KING EDWARDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PH | 101 | £4,554 |
| £320,000 | 19/05/2022 | S | | 5 | TANNERS WAY | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PU | 86 | £3,721 |
| £350,000 | 20/05/2022 | T | | 32 | SHEPPARD DRIVE | | CHELMSFORD | CM2 6QE | 59 | £5,932 |
| £385,000 | 20/05/2022 | S | | 35 | RAINSFORD LANE | | CHELMSFORD | CM1 2QS | 69 | £5,580 |
| £215,000 | 20/05/2022 | F | | 167 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GW | 44 | £4,886 |
| £750,000 | 20/05/2022 | D | | 21 | RIGNALS LANE | | CHELMSFORD | CM2 8QT | 158 | £4,747 |
| £595,000 | 20/05/2022 | D | | 42 | LINGE AVENUE | SPRINGFIELD | CHELMSFORD | CM1 6BY | 127 | £4,685 |
| £335,000 | 20/05/2022 | T | | 281 | AVON ROAD | | CHELMSFORD | CM1 2LB | 73 | £4,589 |
| £390,000 | 20/05/2022 | T | | 78 | MARCONI ROAD | | CHELMSFORD | CM1 1QD | 86 | £4,535 |
| £1,825,000 | 20/05/2022 | S | BRAMCOTE | | EAST HANNINGFIELD ROAD | SANDON | CHELMSFORD | CM2 7TQ | 408 | £4,473 |
| £490,000 | 20/05/2022 | S | | 21 | JOHNSON ROAD | | CHELMSFORD | CM2 7JL | 118 | £4,153 |
| £205,000 | 20/05/2022 | F | 43 CANSIDE | | MEADOW WALK | | CHELMSFORD | CM1 1FU | 52 | £3,942 |
| £327,500 | 20/05/2022 | T | | 15 | SPRING POND CLOSE | | CHELMSFORD | CM2 7LX | 84 | £3,899 |
| £350,000 | 20/05/2022 | S | | 4 | DUKES LANE | | CHELMSFORD | CM2 6AD | 91 | £3,846 |
| £332,000 | 20/05/2022 | T | | 153 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GW | 110 | £3,018 |
| £248,000 | 23/05/2022 | T | | 53 | COLLINGWOOD ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YH | 45 | £5,511 |
| £363,000 | 23/05/2022 | D | | 43 | HAWKWOOD CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TR | 70 | £5,186 |
| £555,000 | 23/05/2022 | D | | 7 | BRAMSTON CLOSE | | CHELMSFORD | CM2 7EW | 135 | £4,111 |

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| £340,000 | 23/05/2022 | T | | | 2 | PAYNE PLACE | EAST HANNINGFIELD | CHELMSFORD | CM3 8UU | 91 | £3,736 |
| £195,000 | 24/05/2022 | T | | | 18 | SAYWELL BROOK | | CHELMSFORD | CM2 6RJ | 40 | £4,875 |
| £320,000 | 24/05/2022 | S | | | 64 | WICKLOW AVENUE | | CHELMSFORD | CM1 2HQ | 78 | £4,103 |
| £145,000 | 24/05/2022 | F | | | 90 | GODFREYS MEWS | | CHELMSFORD | CM2 0XE | 46 | £3,152 |
| £436,000 | 25/05/2022 | D | | | 27 | THE DELL | GREAT BADDOW | CHELMSFORD | CM2 7JY | 75 | £5,813 |
| £675,000 | 25/05/2022 | S | | | 25 | ST FABIANS DRIVE | | CHELMSFORD | CM1 2PR | 120 | £5,625 |
| £440,000 | 25/05/2022 | S | | | 101 | LINNET DRIVE | | CHELMSFORD | CM2 8AG | 106 | £4,151 |
| £195,000 | 25/05/2022 | F | | | 408 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 51 | £3,824 |
| £450,000 | 25/05/2022 | T | | | 2 | CARNATION CLOSE | | CHELMSFORD | CM1 6XR | 118 | £3,814 |
| £211,000 | 25/05/2022 | F | FLAT 27 | BURWOOD COURT | | GOLDLAY AVENUE | | CHELMSFORD | CM2 0TW | 59 | £3,576 |
| £375,000 | 26/05/2022 | S | | | 26 | BACK ROAD | WRITTLE | CHELMSFORD | CM1 3PD | 69 | £5,435 |
| £525,000 | 26/05/2022 | D | | | 83 | FAIRWAY DRIVE | | CHELMSFORD | CM3 3FG | 97 | £5,412 |
| £455,000 | 26/05/2022 | S | | WOODLANDS | | NATHANS LANE | EDNEY COMMON | CHELMSFORD | CM1 3RD | 87 | £5,230 |
| £210,000 | 26/05/2022 | F | 47 | ARMSTRONG GIBBS COURT | | THE CAUSEWAY | GREAT BADDOW | CHELMSFORD | CM2 7FR | 65 | £3,231 |
| £330,000 | 26/05/2022 | S | | | 87 | MILDMAY ROAD | | CHELMSFORD | CM2 0DR | 109 | £3,028 |
| £460,000 | 27/05/2022 | S | | | 54 | STEWART ROAD | | CHELMSFORD | CM2 9BB | 55 | £8,364 |
| £720,000 | 27/05/2022 | D | | LYNDON | | PRIVATE ROAD | | CHELMSFORD | CM2 8TH | 109 | £6,606 |
| £250,000 | 27/05/2022 | T | | | 2 | LOBELIA CLOSE | | CHELMSFORD | CM1 6YE | 41 | £6,098 |
| £395,500 | 27/05/2022 | S | | | 43 | REMBRANDT GROVE | | CHELMSFORD | CM1 6GD | 68 | £5,816 |
| £530,000 | 27/05/2022 | S | | | 16 | PALMERS CROFT | | CHELMSFORD | CM2 6SR | 98 | £5,408 |
| £310,000 | 27/05/2022 | F | | | 7 | ROBERT MCCARTHY PLACE | SPRINGFIELD | CHELMSFORD | CM1 6DR | 70 | £4,429 |
| £223,000 | 27/05/2022 | F | | 8A | | SOUTH PRIMROSE HILL | | CHELMSFORD | CM1 2RG | 53 | £4,208 |
| £540,000 | 27/05/2022 | T | | | 77 | NEW WRITTLE STREET | | CHELMSFORD | CM2 0LF | 130 | £4,154 |
| £200,000 | 27/05/2022 | F | | | 31 | CROCUS WAY | | CHELMSFORD | CM1 6XP | 50 | £4,000 |
| £312,000 | 27/05/2022 | T | | | 17 | BELVEDERE CLOSE | DANBURY | CHELMSFORD | CM3 4RG | 79 | £3,949 |
| £265,000 | 27/05/2022 | T | | 2 SANDFORD COURT | | SANDFORD ROAD | | CHELMSFORD | CM2 6DD | 68 | £3,897 |
| £420,000 | 27/05/2022 | F | | | 16 | HARRY LEMON COURT | SPRINGFIELD | CHELMSFORD | CM1 6DU | 113 | £3,717 |
| £425,000 | 30/05/2022 | D | | | 13 | BANDHILLS CLOSE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JW | 67 | £6,343 |
| £745,000 | 30/05/2022 | S | | | 26 | QUEENS ROAD | | CHELMSFORD | CM2 6HA | 120 | £6,208 |
| £400,000 | 30/05/2022 | T | | | 19 | LICHFIELD CLOSE | | CHELMSFORD | CM1 2XW | 69 | £5,797 |
| £323,000 | 30/05/2022 | T | | | 56 | CUSAK ROAD | CHELMER VILLAGE | CHELMSFORD | CM2 6XH | 56 | £5,768 |
| £385,000 | 30/05/2022 | S | | | 1 | LONGMORE AVENUE | | CHELMSFORD | CM2 7NT | 79 | £4,873 |
| £380,000 | 30/05/2022 | F | | | 63 | BOND STREET | | CHELMSFORD | CM1 1GD | 79 | £4,810 |
| £201,000 | 30/05/2022 | S | | | 20 | EARLSFIELD DRIVE | | CHELMSFORD | CM2 6SX | 50 | £4,020 |
| £499,995 | 31/05/2022 | D | | | 40 | BRASSIE WOOD | | CHELMSFORD | CM3 3FQ | N/A | #VALUE! |
| £217,500 | 31/05/2022 | F | | | 4 | DEVON MEWS | | CHELMSFORD | CM2 0GD | 38 | £5,724 |
| £401,500 | 31/05/2022 | S | | | 7 | ALL SAINTS CLOSE | | CHELMSFORD | CM1 7HT | 74 | £5,426 |
| £640,000 | 31/05/2022 | D | | INGLEMIRE | | RUNSELL GREEN | DANBURY | CHELMSFORD | CM3 4QZ | 123 | £5,203 |
| £586,000 | 31/05/2022 | D | | | 1 | WARREN CLOSE | BROOMFIELD | CHELMSFORD | CM1 7HP | 133 | £4,406 |
| £380,000 | 31/05/2022 | S | | | 40 | ST MARGARETS ROAD | | CHELMSFORD | CM2 6DT | 89 | £4,270 |
| £365,000 | 31/05/2022 | T | | | 36 | TIMSONS LANE | | CHELMSFORD | CM2 6AG | 86 | £4,244 |
| £405,000 | 31/05/2022 | S | | | 15 | AUGUSTINE WAY | BICKNACRE | CHELMSFORD | CM3 4ET | 97 | £4,175 |
| £530,000 | 31/05/2022 | T | | | 46 | ALBEMARLE LINK | SPRINGFIELD | CHELMSFORD | CM1 6AG | 139 | £3,813 |
| £385,000 | 31/05/2022 | S | | | 15 | BELVEDERE CLOSE | DANBURY | CHELMSFORD | CM3 4RG | 106 | £3,632 |
| £435,000 | 01/06/2022 | T | | | 102 | FORTINBRAS WAY | | CHELMSFORD | CM2 9PA | 60 | £7,250 |
| £550,000 | 01/06/2022 | D | | THE COTTAGE | | HORNELLS CORNER | LITTLE LEIGHS | CHELMSFORD | CM3 1QW | 84 | £6,548 |
| £600,000 | 01/06/2022 | D | | | 14 | JUDGE ROAD | SPRINGFIELD | CHELMSFORD | CM2 6GN | 97 | £6,186 |
| £257,000 | 01/06/2022 | T | | | 19 | INCHBONNIE ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SX | 42 | £6,119 |
| £355,000 | 01/06/2022 | S | | | 39 | GRAMPIAN GROVE | | CHELMSFORD | CM1 2HJ | 63 | £5,635 |

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|------------|------------|---|--------------------------|-----|----------------------|-----------------------|------------|---------|-----|--------|
| £415,000 | 01/06/2022 | D | | 28 | HOLMANS | BOREHAM | CHELMSFORD | CM3 3EY | 74 | £5,608 |
| £365,000 | 01/06/2022 | S | | 33 | MARY MUNNION QUARTER | | CHELMSFORD | CM2 9FT | 69 | £5,290 |
| £506,000 | 01/06/2022 | D | | 33 | FALMOUTH ROAD | SPRINGFIELD | CHELMSFORD | CM1 6HZ | 98 | £5,163 |
| £440,000 | 01/06/2022 | S | | 12 | DUNMORE ROAD | | CHELMSFORD | CM2 6RY | 88 | £5,000 |
| £1,351,000 | 01/06/2022 | D | | 98 | LONGSTOMPS AVENUE | | CHELMSFORD | CM2 9LB | 273 | £4,949 |
| £337,500 | 01/06/2022 | F | FLAT 27 | 3 | CUNARD SQUARE | | CHELMSFORD | CM1 1AU | 70 | £4,821 |
| £220,000 | 01/06/2022 | F | | 369 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6AW | 46 | £4,783 |
| £470,000 | 01/06/2022 | S | | 2 | HOME MEAD | WRITTLE | CHELMSFORD | CM1 3LH | 105 | £4,476 |
| £576,000 | 01/06/2022 | S | | 59 | MAPLE DRIVE | | CHELMSFORD | CM2 9HR | 132 | £4,364 |
| £355,000 | 01/06/2022 | T | | 15 | OLD COURT ROAD | | CHELMSFORD | CM2 6LW | 83 | £4,277 |
| £238,500 | 01/06/2022 | F | | 7 | WILSHIRE AVENUE | SPRINGFIELD | CHELMSFORD | CM2 6QW | 56 | £4,259 |
| £165,000 | 01/06/2022 | F | | 69 | THE VINEYARDS | GREAT BADDOW | CHELMSFORD | CM2 7QN | 42 | £3,929 |
| £220,000 | 01/06/2022 | F | | 34 | HOBART CLOSE | | CHELMSFORD | CM1 2ES | 56 | £3,929 |
| £560,000 | 01/06/2022 | S | | 81 | EGLINTON DRIVE | | CHELMSFORD | CM2 6YL | 148 | £3,784 |
| £445,000 | 01/06/2022 | T | | 65 | SIDMOUTH ROAD | | CHELMSFORD | CM1 6LS | 129 | £3,450 |
| £390,000 | 03/06/2022 | T | | 57 | MARCONI ROAD | | CHELMSFORD | CM1 1LR | 103 | £3,786 |
| £268,000 | 06/06/2022 | F | | 139 | WHARF ROAD | | CHELMSFORD | CM2 6FS | 57 | £4,702 |
| £432,000 | 06/06/2022 | S | | 48 | PENTLAND AVENUE | | CHELMSFORD | CM1 4AZ | 96 | £4,500 |
| £185,000 | 06/06/2022 | F | | 173 | WOODHALL ROAD | | CHELMSFORD | CM1 4AF | 52 | £3,558 |
| £402,000 | 07/06/2022 | D | | 132 | PYMS ROAD | | CHELMSFORD | CM2 8PX | 76 | £5,289 |
| £400,000 | 07/06/2022 | S | | 65 | RAINSFORD LANE | | CHELMSFORD | CM1 2QS | 77 | £5,195 |
| £650,000 | 07/06/2022 | S | | 23 | MOLRAMS LANE | GREAT BADDOW | CHELMSFORD | CM2 7AG | 139 | £4,676 |
| £575,000 | 07/06/2022 | D | | 1 | BARN GREEN | | CHELMSFORD | CM1 6UG | 129 | £4,457 |
| £260,000 | 08/06/2022 | F | | 28 | SEYMOUR STREET | | CHELMSFORD | CM2 ORX | 56 | £4,643 |
| £430,000 | 08/06/2022 | D | | 23 | RODING LEIGH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JZ | 106 | £4,057 |
| £430,000 | 10/06/2022 | T | | 73 | MENDIP ROAD | | CHELMSFORD | CM1 2HN | 60 | £7,167 |
| £450,000 | 10/06/2022 | S | | 81 | QUEENS ROAD | | CHELMSFORD | CM2 6HB | 67 | £6,716 |
| £355,000 | 10/06/2022 | S | | 7 | PENTLAND AVENUE | | CHELMSFORD | CM1 4AY | 56 | £6,339 |
| £397,000 | 10/06/2022 | T | | 62 | UPLANDS DRIVE | | CHELMSFORD | CM1 6TW | 77 | £5,156 |
| £735,000 | 10/06/2022 | D | | 45 | HUMBER ROAD | | CHELMSFORD | CM1 7PE | 145 | £5,069 |
| £600,000 | 10/06/2022 | S | | 14 | SIXTH AVENUE | | CHELMSFORD | CM1 4ED | 119 | £5,042 |
| £415,000 | 10/06/2022 | T | | 3 | PERRICLOSE | | CHELMSFORD | CM1 6UJ | 87 | £4,770 |
| £455,000 | 10/06/2022 | D | | 28 | BICKERTON POINT | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YG | 96 | £4,740 |
| £615,000 | 10/06/2022 | S | | 163 | MOULSHAM DRIVE | | CHELMSFORD | CM2 9PZ | 130 | £4,731 |
| £212,500 | 10/06/2022 | F | 5 LITTLE DOMINIE COURT | | FAYREWOOD DRIVE | GREAT LEIGHS | CHELMSFORD | CM3 1GT | 45 | £4,722 |
| £390,500 | 10/06/2022 | D | | 3 | THORINS GATE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZH | 90 | £4,339 |
| £236,000 | 10/06/2022 | F | | 19 | ABBOTTS PLACE | | CHELMSFORD | CM2 6RD | 62 | £3,806 |
| £217,500 | 10/06/2022 | F | | 58 | BUCKLEBURY HEATH | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 63 | £3,452 |
| £205,000 | 10/06/2022 | F | | 30 | AVON ROAD | | CHELMSFORD | CM1 2JZ | 64 | £3,203 |
| £425,000 | 11/06/2022 | S | | 28 | THE LARTHINGS | | CHELMSFORD | CM1 4FL | 95 | £4,474 |
| £290,000 | 13/06/2022 | F | 53 ARMSTRONG GIBBS COURT | | THE CAUSEWAY | GREAT BADDOW | CHELMSFORD | CM2 7FR | 60 | £4,833 |
| £260,000 | 13/06/2022 | F | | 10 | CREANCE COURT | | CHELMSFORD | CM2 0NP | 54 | £4,815 |
| £320,000 | 13/06/2022 | T | | 51 | PENNINE ROAD | | CHELMSFORD | CM1 2HG | 75 | £4,267 |
| £230,000 | 13/06/2022 | F | | 8 | WICKS PLACE | | CHELMSFORD | CM1 2GH | 59 | £3,898 |
| £425,000 | 13/06/2022 | S | | 40 | GORDON ROAD | | CHELMSFORD | CM2 9LN | 111 | £3,829 |
| £370,000 | 13/06/2022 | S | | 4 | MOUNT PLEASANT ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PA | 97 | £3,814 |
| £270,000 | 13/06/2022 | T | | 29 | LUCAS AVENUE | | CHELMSFORD | CM2 9JL | 76 | £3,553 |
| £465,000 | 14/06/2022 | T | | 32 | THE GREEN | WRITTLE | CHELMSFORD | CM1 3DU | 71 | £6,549 |
| £465,000 | 14/06/2022 | S | | 8 | RAPHAEL DRIVE | | CHELMSFORD | CM1 6FX | 93 | £5,000 |

| | | | | | | | | | | | |
|----------|------------|---|--------|-------------------------|-------------------------|-----------------------|------------|------------|---------|---------|--------|
| £107,000 | 14/06/2022 | F | | 34 | DARNAY RISE | | CHELMSFORD | CM1 4XA | 27 | £3,963 | |
| £195,000 | 14/06/2022 | F | | 23 | AZALEA COURT | | CHELMSFORD | CM1 6YL | 50 | £3,900 | |
| £760,000 | 15/06/2022 | D | | 24 | ST FABIAN'S DRIVE | | CHELMSFORD | CM1 2PR | 134 | £5,672 | |
| £201,500 | 15/06/2022 | F | 6 | KING CHARLES COURT, 144 | MOULSHAM STREET | | CHELMSFORD | CM2 0JT | 43 | £4,686 | |
| £855,000 | 15/06/2022 | S | | 384 | BADDOW ROAD | | CHELMSFORD | CM2 9RA | 199 | £4,296 | |
| £260,000 | 15/06/2022 | F | | 31 | DOVE LANE | | CHELMSFORD | CM2 8AX | 61 | £4,262 | |
| £612,500 | 16/06/2022 | D | | 9 | SACKVILLE CLOSE | | CHELMSFORD | CM1 2LU | 104 | £5,889 | |
| £258,500 | 16/06/2022 | F | FLAT 4 | KENWOOD HOUSE, 213 | NEW LONDON ROAD | | CHELMSFORD | CM2 0AJ | 47 | £5,500 | |
| £330,000 | 16/06/2022 | S | | 5 | LOVIBOND PLACE | | CHELMSFORD | CM2 6TS | 63 | £5,238 | |
| £250,000 | 16/06/2022 | T | | 59 | MALDON ROAD | GREAT BADDOW | CHELMSFORD | CM2 7DN | 48 | £5,208 | |
| £290,000 | 16/06/2022 | T | | 67 | ROXWELL ROAD | | CHELMSFORD | CM1 2NT | 57 | £5,088 | |
| £530,000 | 16/06/2022 | D | | 17 | ARAGON ROAD | GREAT LEIGHS | CHELMSFORD | CM3 1RP | 117 | £4,530 | |
| £173,500 | 16/06/2022 | F | 5 | THOMPSON COURT | BROOMFIELD ROAD | | CHELMSFORD | CM1 1SJ | 41 | £4,232 | |
| £347,500 | 16/06/2022 | S | | 20 | WATCHOUSE ROAD | GALLEYWOOD | CHELMSFORD | CM2 8PT | 85 | £4,088 | |
| £94,000 | 16/06/2022 | F | | 24 | UPPER CHASE | | CHELMSFORD | CM2 0BN | 69 | £1,362 | |
| £500,000 | 17/06/2022 | D | | 2 | PETUNIA CRESCENT | | CHELMSFORD | CM1 6YP | N/A | #VALUE! | |
| £290,000 | 17/06/2022 | F | | 31 | HAYES CLOSE | | CHELMSFORD | CM2 0RN | 46 | £6,304 | |
| £338,000 | 17/06/2022 | S | | 9 | GILSON CLOSE | | CHELMSFORD | CM2 6XD | 58 | £5,828 | |
| £350,000 | 17/06/2022 | S | | 22 | GLEBE VIEW | | CHELMSFORD | CM2 8PZ | 64 | £5,469 | |
| £375,000 | 17/06/2022 | S | | 106 | DOWNSWAY | | CHELMSFORD | CM1 6TU | 69 | £5,435 | |
| £365,000 | 17/06/2022 | S | | 47 | SPRINGFIELD PARK AVENUE | | CHELMSFORD | CM2 6EN | 74 | £4,932 | |
| £765,000 | 17/06/2022 | D | | 26 | HOWARD DRIVE | | CHELMSFORD | CM2 6PE | 157 | £4,873 | |
| £367,500 | 17/06/2022 | T | | 166 | LONG BRANDOCKS | WRITTLE | CHELMSFORD | CM1 3JR | 78 | £4,712 | |
| £400,000 | 17/06/2022 | S | | 28 | GOLDENACRES | | CHELMSFORD | CM1 6YT | 91 | £4,396 | |
| £230,000 | 17/06/2022 | F | | 28 | WATERSON VALE | | CHELMSFORD | CM2 9PB | 53 | £4,340 | |
| £455,000 | 17/06/2022 | D | | 40 | THE DELL | GREAT BADDOW | CHELMSFORD | CM2 7JY | 108 | £4,213 | |
| £697,500 | 17/06/2022 | D | | | THE COACH HOUSE | CHURCH ROAD | BOREHAM | CHELMSFORD | CM3 3EJ | 166 | £4,202 |
| £520,000 | 17/06/2022 | T | | 43 | PARKINSON DRIVE | | CHELMSFORD | CM1 3GU | 141 | £3,688 | |
| £210,000 | 17/06/2022 | F | | 112 | CHELWATER | GREAT BADDOW | CHELMSFORD | CM2 7UR | 64 | £3,281 | |
| £425,000 | 20/06/2022 | S | | 36 | ROUGHTONS | | CHELMSFORD | CM2 8PF | 82 | £5,183 | |
| £440,000 | 20/06/2022 | S | | 45 | SOUTH PRIMROSE HILL | | CHELMSFORD | CM1 2RF | 87 | £5,057 | |
| £440,000 | 20/06/2022 | S | | 10 | FOXGLOVE AVENUE | | CHELMSFORD | CM1 4FW | 88 | £5,000 | |
| £368,000 | 20/06/2022 | T | | 24 | RIDLEY ROAD | | CHELMSFORD | CM1 7AR | 76 | £4,842 | |
| £480,000 | 20/06/2022 | S | | 15 | GREENWOOD CLOSE | | CHELMSFORD | CM2 6PW | 114 | £4,211 | |
| £215,000 | 20/06/2022 | F | 8 | NAVIGATION YARD | NAVIGATION ROAD | | CHELMSFORD | CM2 6HZ | 57 | £3,772 | |
| £390,000 | 21/06/2022 | T | | 44 | RATCLIFFE GATE | SPRINGFIELD | CHELMSFORD | CM1 6AL | 65 | £6,000 | |
| £300,000 | 21/06/2022 | T | | 13 | ARWEN GROVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZJ | 58 | £5,172 | |
| £325,000 | 21/06/2022 | T | | 11 | HOLMANS | BOREHAM | CHELMSFORD | CM3 3EY | 64 | £5,078 | |
| £268,000 | 21/06/2022 | F | 22 | LESLEY COURT | RAINSFORD ROAD | | CHELMSFORD | CM1 2WS | 61 | £4,393 | |
| £235,000 | 22/06/2022 | F | | 59 | CANVEY WALK | | CHELMSFORD | CM1 6LB | 36 | £6,528 | |
| £455,000 | 22/06/2022 | S | | 27 | CHAPLIN CLOSE | | CHELMSFORD | CM2 8QW | 71 | £6,408 | |
| £300,000 | 22/06/2022 | T | | 61 | HALLOWELL DOWN | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ | 57 | £5,263 | |
| £465,000 | 22/06/2022 | T | | 11 | CARDS ROAD | SANDON | CHELMSFORD | CM2 7RH | 92 | £5,054 | |
| £275,000 | 22/06/2022 | T | | 2 | CLOBBS YARD | BROOMFIELD | CHELMSFORD | CM1 7AB | 63 | £4,365 | |
| £500,000 | 22/06/2022 | D | | 122 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7AG | 122 | £4,098 | |
| £375,000 | 22/06/2022 | S | | 3 | MARKLAY DRIVE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NP | 97 | £3,866 | |
| £219,000 | 22/06/2022 | F | | 12 | THE CEDARS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JD | 58 | £3,776 | |
| £910,000 | 23/06/2022 | S | | 523 | GALLEYWOOD ROAD | | CHELMSFORD | CM2 8AA | 151 | £6,026 | |
| £420,000 | 23/06/2022 | T | | 11 | VICTORIA CRESCENT | | CHELMSFORD | CM1 1QF | 78 | £5,385 | |

| | | | | | | | | | | |
|------------|------------|---|---------|-------------------|--------------------|-----------------------|------------|---------|-----|--------|
| £268,000 | 23/06/2022 | F | | 198 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0RU | 54 | £4,963 |
| £370,000 | 23/06/2022 | T | | 150 | UPPER BRIDGE ROAD | | CHELMSFORD | CM2 0BB | 76 | £4,868 |
| £400,000 | 23/06/2022 | D | | 88 | KELVEDON CLOSE | | CHELMSFORD | CM1 4DG | 84 | £4,762 |
| £1,070,000 | 23/06/2022 | D | | 2 | PEARSON GROVE | | CHELMSFORD | CM1 7FE | 233 | £4,592 |
| £220,217 | 23/06/2022 | F | | 38 | CRESSY QUAY | | CHELMSFORD | CM2 6ZH | 48 | £4,588 |
| £225,000 | 23/06/2022 | F | | 28 | THE RAY | | CHELMSFORD | CM1 6JU | 53 | £4,245 |
| £575,000 | 23/06/2022 | D | | 30 | ROTHESAY AVENUE | | CHELMSFORD | CM2 9BU | 143 | £4,021 |
| £295,000 | 23/06/2022 | T | | 11 | SKYLARK WALK | | CHELMSFORD | CM2 8BA | 78 | £3,782 |
| £405,000 | 24/06/2022 | T | 118A | | HEATH DRIVE | | CHELMSFORD | CM2 9HQ | 69 | £5,870 |
| £325,000 | 24/06/2022 | T | | 10 | BURGESS FIELD | CHELMER VILLAGE | CHELMSFORD | CM2 6UE | 56 | £5,804 |
| £357,000 | 24/06/2022 | S | | 15 | FULCHER AVENUE | SPRINGFIELD | CHELMSFORD | CM2 6QN | 66 | £5,409 |
| £1,850,000 | 24/06/2022 | D | | 1 | HYDE LANE | DANBURY | CHELMSFORD | CM3 4QX | 369 | £5,014 |
| £800,000 | 24/06/2022 | S | | 50 | ROXWELL ROAD | | CHELMSFORD | CM1 2NB | 161 | £4,969 |
| £210,000 | 24/06/2022 | F | 26 | BAILEY COURT | NEW WRITTLE STREET | | CHELMSFORD | CM2 0FS | 45 | £4,667 |
| £390,000 | 24/06/2022 | D | 28A | | SIDMOUTH ROAD | | CHELMSFORD | CM1 6LR | 87 | £4,483 |
| £250,000 | 24/06/2022 | F | | 362 | SPRINGFIELD ROAD | | CHELMSFORD | CM2 6AT | 56 | £4,464 |
| £172,000 | 24/06/2022 | F | | 104 | DURRANT COURT | | CHELMSFORD | CM1 1UE | 40 | £4,300 |
| £550,000 | 24/06/2022 | D | | 6 | LORIEN GARDENS | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AQ | 129 | £4,264 |
| £172,500 | 24/06/2022 | F | | 5 | CHILTERN CLOSE | | CHELMSFORD | CM1 2GJ | 42 | £4,107 |
| £760,000 | 24/06/2022 | D | | 8 | PEARMAINS | GREAT LEIGHS | CHELMSFORD | CM3 1QS | 210 | £3,619 |
| £250,000 | 24/06/2022 | F | 13 | LESLEY COURT | RAINSFORD ROAD | | CHELMSFORD | CM1 2WS | 76 | £3,289 |
| £275,000 | 24/06/2022 | F | FLAT 27 | WELLS CRESCENT | MARCONI PLAZA | | CHELMSFORD | CM1 1GN | 95 | £2,895 |
| £325,000 | 27/06/2022 | T | | 19 | HOLLY WAY | | CHELMSFORD | CM2 9JU | 56 | £5,804 |
| £260,000 | 27/06/2022 | F | FLAT 5 | KING GEORGE COURT | MOULSHAM STREET | | CHELMSFORD | CM2 0JE | 55 | £4,727 |
| £535,000 | 27/06/2022 | D | | 7 | CASWELL MEWS | | CHELMSFORD | CM2 6UQ | 121 | £4,421 |
| £380,000 | 27/06/2022 | S | | 28 | PEMBROKE PLACE | | CHELMSFORD | CM1 4AT | 87 | £4,368 |
| £480,000 | 27/06/2022 | S | | 16 | THE WESTERINGS | GREAT BADDOW | CHELMSFORD | CM2 8JE | 125 | £3,840 |
| £625,000 | 27/06/2022 | D | | 6 | GREEN MEAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NL | 175 | £3,571 |
| £360,000 | 28/06/2022 | S | | 37 | RUNSELL VIEW | DANBURY | CHELMSFORD | CM3 4PE | 64 | £5,625 |
| £262,500 | 28/06/2022 | S | | 4 | CLIVEDEN CLOSE | | CHELMSFORD | CM1 2NP | 75 | £3,500 |
| £440,000 | 28/06/2022 | T | | 27 | ANDERSON AVENUE | | CHELMSFORD | CM1 2BZ | 128 | £3,438 |
| £485,000 | 29/06/2022 | D | | 2 | THE WILLOWS | BOREHAM | CHELMSFORD | CM3 3DJ | 93 | £5,215 |
| £425,000 | 29/06/2022 | T | | 25 | PETREBROOK | | CHELMSFORD | CM2 6QJ | 82 | £5,183 |
| £340,000 | 29/06/2022 | F | | 43 | HARDY CLOSE | | CHELMSFORD | CM1 1AE | 68 | £5,000 |
| £540,000 | 29/06/2022 | D | | 3 | CHIGNAL ROAD | | CHELMSFORD | CM1 2JA | 134 | £4,030 |
| £525,000 | 29/06/2022 | D | | 19 | SPRING CLOSE | LITTLE BADDOW | CHELMSFORD | CM3 4TL | 149 | £3,523 |
| £450,000 | 30/06/2022 | S | | 70 | MAYFIELD ROAD | WRITTLE | CHELMSFORD | CM1 3EL | 53 | £8,491 |
| £676,200 | 30/06/2022 | D | | 68 | GALLEYWOOD ROAD | GREAT BADDOW | CHELMSFORD | CM2 8DN | 104 | £6,502 |
| £205,000 | 30/06/2022 | T | | 78 | BOUCHERS MEAD | | CHELMSFORD | CM1 6PJ | 34 | £6,029 |
| £550,000 | 30/06/2022 | S | | 47 | FIFTH AVENUE | | CHELMSFORD | CM1 4HB | 92 | £5,978 |
| £480,467 | 30/06/2022 | S | | 10 | ST PETERS ROAD | | CHELMSFORD | CM1 2SR | 85 | £5,653 |
| £355,000 | 30/06/2022 | T | | 75 | PETUNIA CRESCENT | | CHELMSFORD | CM1 6YR | 67 | £5,299 |
| £189,995 | 30/06/2022 | F | | 9 | CHESTER PLACE | | CHELMSFORD | CM1 4NQ | 38 | £5,000 |
| £420,000 | 30/06/2022 | T | | 18 | TEES ROAD | | CHELMSFORD | CM1 7QH | 87 | £4,828 |
| £472,500 | 30/06/2022 | S | | 11 | SAXON WAY | BROOMFIELD | CHELMSFORD | CM1 7YA | 98 | £4,821 |
| £535,000 | 30/06/2022 | D | | 57 | BEARDSLEY DRIVE | | CHELMSFORD | CM1 6GJ | 117 | £4,573 |
| £255,000 | 30/06/2022 | F | 26 | LESLEY COURT | RAINSFORD ROAD | | CHELMSFORD | CM1 2WS | 56 | £4,554 |
| £486,000 | 30/06/2022 | S | | 9 | PRIORY CLOSE | | CHELMSFORD | CM1 2SY | 107 | £4,542 |
| £375,000 | 30/06/2022 | S | | 6 | HAWKHURST CLOSE | | CHELMSFORD | CM1 2SN | 84 | £4,464 |

| | | | | | | | | | |
|----------|------------|---|-----|------------------------|-------------|------------|---------|-----|--------|
| £285,000 | 30/06/2022 | T | 31 | EPPING CLOSE | | CHELMSFORD | CM1 2TH | 64 | £4,453 |
| £525,500 | 30/06/2022 | S | 226 | BROOMFIELD ROAD | | CHELMSFORD | CM1 4DY | 119 | £4,416 |
| £525,000 | 30/06/2022 | S | 10 | WILFRED WATERMAN DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6AZ | 121 | £4,339 |
| £395,000 | 30/06/2022 | T | 11 | WAVELL CLOSE | SPRINGFIELD | CHELMSFORD | CM1 6FQ | 98 | £4,031 |
| £300,000 | 01/07/2022 | S | 29 | CAVENDISH GARDENS | | CHELMSFORD | CM2 6BB | 50 | £6,000 |
| £265,000 | 01/07/2022 | F | 1 | BECKETTS COURT | | CHELMSFORD | CM1 1QQ | 57 | £4,649 |
| £483,000 | 01/07/2022 | S | 50 | BADDOW HALL CRESCENT | | CHELMSFORD | CM2 7BY | 107 | £4,514 |
| £274,500 | 01/07/2022 | T | 60 | NAVIGATION ROAD | | CHELMSFORD | CM2 6ND | 69 | £3,978 |
| £636,000 | 01/07/2022 | D | 8 | GERNON CLOSE | BROOMFIELD | CHELMSFORD | CM1 7HW | 162 | £3,926 |
| £192,000 | 01/07/2022 | F | 72 | BARNARD ROAD | | CHELMSFORD | CM2 8SR | 58 | £3,310 |
| £490,000 | 01/07/2022 | S | 140 | MAIN ROAD | BROOMFIELD | CHELMSFORD | CM1 7AQ | 152 | £3,224 |
| £290,000 | 01/07/2022 | T | 7 | WILLOW BANK | | CHELMSFORD | CM2 8NX | 92 | £3,152 |

Appendix 4: Employment unit asking prices

Sourced from Rightmove March 2023

| Office - Prime | | | Office - Other | | | Distribution | | | Retail - City Centre | | |
|---------------------|-------------|-------------|----------------------|---------|----------|--|---------|----------|----------------------|--------|----------|
| Listing | £/pcm | £/sqm/yr | Listing | £/pcm | £/sqm/yr | Listing | £/pcm | £/sqm/yr | Listing | £/pcm | £/sqm/yr |
| £25yr/sqft | £11,250 | £269.10 | £10,000pcm 5,750sqft | £10,000 | £224.64 | Warehouse £13,249pcm 12,719 sqft | £13,249 | £134.55 | £7,875pcm 2,873sqft | £7,875 | £354.05 |
| £5,779pcm 4,140sqft | £5,779 | £180.30 | £9,086pcm 3,965sqft | £9,086 | £295.99 | Warehouse £6,104pcm 5,632sqft | £6,104 | £139.99 | £4,583pcm 2,703sqft | £4,583 | £219.01 |
| £4,583pcm 2,703sqft | £4,583 | £219.01 | £2,599pcm 1,890sqft | £2,599 | £177.62 | Warehouse £5,380pcm 4,628sqft | £5,380 | £150.16 | £3,750pcm 2,259sqft | £3,750 | £214.42 |
| £3,750pcm 3,455sqft | £3,750 | £140.20 | £1,750pcm 1,048sqft | £1,850 | £228.01 | Warehouse £5,000pcm 5,289sqft | £5,000 | £122.11 | £2,917pcm 1,439sqft | £2,917 | £261.83 |
| £2,834pcm 1,790sqft | £2,834 | £204.50 | £1,625pcm 916sqft | £1,625 | £229.14 | Industrial £3,625pcm 2,866sqft | £3,625 | £163.37 | £2,750pcm 2,195sqft | £2,750 | £161.83 |
| £2,229pcm/sqft | £16,209,288 | £287,913.08 | £1,625pcm 273sqft | £1,625 | £768.85 | Warehouse £3,000pcm 2,584sqft | £3,000 | £149.96 | £2,750pcm 2,325sqft | £2,750 | £152.78 |
| £2,030pcm 1,362sqft | £2,030 | £192.52 | £1,500pcm | £1,500 | U/K | Industrial £2,500pcm 1,517sqft | £2,500 | £212.87 | £2,750pcm 2,195sqft | £2,750 | £161.83 |
| £1,533pcm 1,840sqft | £1,533 | £107.62 | £1,500pcm 993sqft | £1,500 | £195.12 | Warehouse £2,450 4,800sqft | £2,450 | £65.93 | £2,208pcm 889sqft | £2,208 | £320.81 |
| £1,363pcm 1,090sqft | £1,363 | £161.52 | £1,500pcm 654sqft | £1,500 | £296.25 | Storage £2,250pcm 4,500sqft | £2,250 | £64.58 | £1,958pcm 1,313sqft | £1,958 | £192.62 |
| £1,250pcm 644sqft | £1,250 | £250.71 | £1,350pcm 772sqft | £1,350 | £225.87 | Industrial £2,042pcm 2,218sqft | £2,042 | £118.92 | £1,958pcm 1,313sqft | £1,958 | £192.62 |
| £1,159pcm 323sqft | £1,159 | £463.48 | £1,250pcm 970sqft | £1,250 | £166.45 | Storage £1,300pcm 900sqft | £1,300 | £186.57 | £1,917pcm 776sqft | £1,917 | £319.09 |
| £650pcm 217sqft | £650 | £386.91 | £1,155pcm 431sqft | £1,155 | £346.14 | Industrial £1,208pcm 1,063sqft | £1,208 | £146.79 | £1,917pcm 741sqft | £1,917 | £334.16 |
| £639pcm 162sqft | £639 | £509.49 | £1,063pcm 1,060sqft | £1,063 | £129.53 | Industrial £1,208pcm 1,511sqft | £1,208 | £103.27 | £1,833pcm 700sqft | £1,833 | £338.23 |
| £400pcm 135sqft | £400 | £382.72 | £1,042pcm 541sqft | £1,042 | £248.78 | Industrial £1,192pcm 1,100sqft | £1,192 | £139.97 | £1,833pcm 935sqft | £1,833 | £253.22 |
| £529pcm/sqft | £3,846,888 | £68,329.30 | £917pcm 541sqft | £917 | £218.94 | Warehouse and yard £1,000pcm 7,372sqft | £1,000 | £17.52 | £1,583pcm 910sqft | £1,583 | £224.69 |
| £189pcm/sqft | £1,374,408 | £24,412.55 | £890pcm 930sqft | £890 | £123.61 | Storage £800pcm 850sqft | £800 | £121.57 | £1,500pcm | £1,500 | U/K |
| Lower Quartile | | £180.30 | £833pcm 445sqft | £833 | £241.79 | Industrial £750pcm 350sqft | £750 | £276.79 | £1,500pcm 792sqft | £1,500 | £244.63 |
| Mean | | £266.77 | £667pcm 305sqft | £667 | £282.47 | Storage £700pcm 900sqft | £700 | £100.46 | £850pcm 270sqft | £850 | £406.64 |
| Median | | £219.01 | £600pcm 734sqft | £600 | £105.59 | Industrial £650pcm 933sqft | £650 | £89.99 | Lower Quartile | | £192.62 |
| Upper Quartile | | £382.72 | £525pcm 188sqft | £525 | £360.71 | Industrial £525pcm 625sqft | £525 | £108.50 | Mean | | £256.03 |
| Anomalies excluded | | | £500pcm 218sqft | £500 | £296.25 | Industrial £400pcm 334sqft | £400 | £154.69 | Median | | £244.63 |
| | | | £433pcm 276sqft | £433 | £202.64 | Storage £347pcm 100sqft | £347 | £448.21 | Upper Quartile | | £320.81 |
| | | | £429pcm 115sqft | £429 | £481.85 | Yard £300pcm 800sqft | £300 | £48.44 | Anomalies excluded | | |
| | | | £400pcm 180sqft | £400 | £287.04 | Storage £250pcm 320sqft | £250 | £100.91 | | | |
| | | | £400pcm 151sqft | £400 | £342.16 | Warehouse £200pcm 288sqft | £200 | £89.70 | | | |
| | | | £375pcm 183sqft | £375 | £264.69 | Storage £150pcm 160sqft | £150 | £121.09 | | | |
| | | | £360pcm 200sqft | £360 | £232.50 | Storage £140pcm 320sqft | £140 | £56.51 | | | |
| | | | £300pcm 250sqft | £300 | £155.00 | Storage £140pcm 160sqft | £140 | £113.02 | | | |
| | | | £166pcm 127sqft | £166 | £168.83 | Storage £140pcm 320sqft | £140 | £56.51 | | | |
| | | | £141pcm 86sqft | £141 | £211.77 | Storage £130pcm 160sqft | £130 | £104.95 | | | |
| | | | £93pcm 54sqft | £93 | £222.45 | Storage £125pcm 320sqft | £125 | £50.46 | | | |
| | | | Lower Quartile | | £197.00 | Lower Quartile | | £89.84 | | | |
| | | | Mean | | £257.69 | Mean | | £127.69 | | | |
| | | | Median | | £228.58 | Median | | £118.92 | | | |
| | | | Upper Quartile | | £293.75 | Upper Quartile | | £148.37 | | | |
| | | | Anomalies excluded | | | | | | | | |

| Retail - Other | | |
|---------------------|--------|----------|
| Listing | £/pcm | £/sqm/yr |
| £2,083pcm 1,174sqft | £2,083 | £229.18 |
| £2,083pcm 620sqft | £2,083 | £433.96 |
| £2,083pcm 1,173sqft | £2,083 | £229.37 |
| £1,875pcm 1,168sqft | £1,875 | £207.35 |
| £1,666pcm 1,750sqft | £1,666 | £122.97 |
| £1,666pcm 1,000sqft | £1,666 | £215.19 |
| £1,500pcm 969sqft | £1,500 | £199.95 |
| £1,500pcm 750sqft | £1,500 | £258.33 |
| £1,250pcm 711sqft | £1,250 | £227.09 |
| £917pcm 613sqft | £917 | £193.22 |
| £688pcm 345sqft | £688 | £257.59 |
| £333pcm 85sqft | £333 | £506.03 |
| Lower Quartile | | £205.50 |
| Mean | | £256.69 |
| Median | | £228.13 |
| Upper Quartile | | £257.77 |

Appendix 5: Residential appraisals – Chelmsford and Elsewhere

| Large GF 300 Urban Edge | | | | Rounded | | Modelling | | Area ha | | Characteristics | | | | | | | | | | | |
|-------------------------|------------|------------|--------------|-------------|---------------|------------|---------------|-------------|-------------|-----------------|--------------|-----------------|----------------------|---------------------|--------------|-----------|-------------|-------------|--------------|-----------|--------------|
| 1 | UNITS | 300 | Aff - rented | 65% | % of Aff | 68.25 | 68 | Density | 35 units/ha | Total | 12.245 | Sub Area | Wider Chelmsford | | | | | | | | |
| | Affordable | 35% | Shared Dw | 10% | | 10.50 | 11 | Net:Gross | 70% | Gross | 12.245 ha | Green Br | Green | | | | | | | | |
| | | | First Home | 25% | % of Aff | 26.25 | 26 | | | Net | 8.571 ha | Use | Agricultural | | | | | | | | |
| | | | | | | 105 | 105 | | | | | | | | | | | | | | |
| Market | | | | | | | | | | | | | | | | | | | | | |
| | Beds | m2 | Circulation | 195 | Rounded | m2 | m2 | Circulation | 68 | Rounded | m2 | 11 | Rounded | m2 | 26 | Rounded | m2 | | | | |
| Terrace | 2 | 73 | 0.0% | 15% | 29.25 | 29 | 2,117 | 70 | 0.0% | 15% | 10.20 | 10 | 700 | 20% | 2.20 | 2 | 140 | 20% | 5.20 | 4 | 280 |
| Terrace | 3 | 86 | 0.0% | 10% | 19.50 | 20 | 1,720 | 84 | 0.0% | 15% | 10.20 | 10 | 840 | 15% | 1.65 | 2 | 168 | 15% | 3.30 | 4 | 336 |
| Terrace | 4 | 97 | 0.0% | | 0.00 | 0 | 0 | 97 | 0.0% | 5% | 3.40 | 3 | 291 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 2 | 81 | 0.0% | 15% | 29.25 | 29 | 2,343 | 79 | 0.0% | 15% | 10.20 | 10 | 790 | 25% | 2.75 | 3 | 237 | 25% | 6.50 | 7 | 553 |
| Semi | 3 | 98 | 0.0% | 20% | 39.00 | 39 | 3,822 | 93 | 0.0% | 15% | 10.20 | 10 | 930 | 10% | 1.10 | 1 | 93 | 10% | 2.60 | 3 | 279 |
| Semi | 4 | 106 | 0.0% | 10% | 19.50 | 20 | 2,120 | 106 | 0.0% | 5% | 3.40 | 4 | 424 | 10% | 1.10 | 1 | 106 | 10% | 2.60 | 3 | 318 |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | 102 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 4 | 130 | 0.0% | 10% | 19.50 | 20 | 2,600 | 115 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 5 | 140 | 0.0% | 10% | 19.50 | 20 | 2,800 | 119 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 1 | 40 | 10.0% | 10% | 19.50 | 18 | 732 | 39 | 10.0% | 30% | 20.40 | 21 | 901 | 20% | 2.20 | 2 | 86 | 20% | 5.20 | 5 | 215 |
| Flat to5 | 2 | 65 | 10.0% | | 0.00 | 0 | 0 | 61 | 10.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 0 | 74 | 10.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | 39 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | 61 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | 74 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| | | | | 100% | 195.00 | 195 | 18,320 | | | 100% | 68.00 | 68 | 4,876 | 100% | 11.00 | 11 | 830 | 100% | 26.00 | 26 | 1,981 |
| | | | | BCIS | | | | Occupants | | Population | | ha per dwelling | | | | | | | | | |
| | | | Lower Q | Median | Used | m2 | | Beds | Count | per unit | | 0.0019 | Local Open Space | | | | | | | | |
| Terrace | 2 | | | 1,402 | 1,402 | 3,237 | 4,538,274 | Terrace | 2 | 45 | 0 | 0.0040 | Strategic Open Space | | | | | | | | |
| Terrace | 3 | | | 1,402 | 1,402 | 3,064 | 4,295,728 | Terrace | 3 | 36 | 0 | 0.0024 | Natural Open Space | | | | | | | | |
| Terrace | 4 | | | 1,402 | 1,402 | 291 | 407,982 | Terrace | 4 | 3 | 0 | | | | | | | | | | |
| Semi | 2 | | | 1,434 | 1,434 | 3,929 | 5,634,186 | Semi | 2 | 49 | 0 | | | | | | | | | | |
| Semi | 3 | | | 1,434 | 1,434 | 5,124 | 7,347,816 | Semi | 3 | 53 | 0 | | | | | | | | | | |
| Semi | 4 | | | 1,434 | 1,434 | 2,968 | 4,256,112 | Semi | 4 | 28 | 0 | | | | | | | | | | |
| Det | 3 | | | 1,647 | 1,647 | 0 | 0 | Det | 3 | 0 | 0 | | | | | | | | | | |
| Det | 4 | | | 1,647 | 1,647 | 2,600 | 4,282,200 | Det | 4 | 20 | 0 | | | | | | | | | | |
| Det | 5 | | | 1,647 | 1,647 | 2,800 | 4,611,600 | Det | 5 | 20 | 0 | | | | | | | | | | |
| Flat to5 | 1 | | | 1,612 | 1,612 | 1,993 | 3,213,038 | Flat to5 | 1 | 46 | 0 | | | | | | | | | | |
| Flat to5 | 2 | | | 1,612 | 1,612 | 0 | 0 | Flat to5 | 2 | 0 | 0 | | | | | | | | | | |
| Flat to5 | 3 | | | 1,612 | 1,612 | 0 | 0 | Flat to5 | 3 | 0 | 0 | | | | | | | | | | |
| Flat 6+ | 1 | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 1 | 0 | 0 | | | | | | | | | | |
| Flat 6+ | 2 | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 2 | 0 | 0 | | | | | | | | | | |
| Flat 6+ | 3 | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 3 | 0 | 0 | | | | | | | | | | |
| | | | | | | 26,006 | 38,586,936 | | | | | | | | | | | | | | |
| | | | | | | | 1,484 | £/m2 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | Open Space Requi | | 2,430 | | | | | |
| | | | | | | | | | | | | | | Gross - Net | | 3,673 | | | | | |
| | | | | | | | | | | | | | | Shortfall / Surplus | | 1,183 | | | | | |
| | | | | | | | | | | | | | | 8888 ha | | | | | | | |
| | | | | | | | | | | | | | | Summary | | | | | | | |
| | | | | | | | | | | | | | | Construction | | Salesable | | | | | |
| | | | | | | | | | | | | | | Units | m2 | Average | m2 | Average | | | |
| | | | | | | | | | | | | | | Market Housing | 195 | 18,320 | 93.35 | 18,248 | 93.58 | | |
| | | | | | | | | | | | | | | Aff - rented | 68 | 4,876 | 71.70 | 4,794 | 70.50 | | |
| | | | | | | | | | | | | | | Shared Ownership | 11 | 830 | 75.44 | 822 | 74.73 | | |
| | | | | | | | | | | | | | | First Homes | 26 | 1,981 | 76.17 | 1,961 | 75.42 | | |
| | | | | | | | | | | | | | | 300 | 8888 | | 8888 | | | | |

| Medium GF - 40 urban edge | | | | Rounded | | Modelling | | Area ha | | Characteristics | | | | | | | | | | | |
|---------------------------|------------|-----|--------------|----------------------------|--------------|-------------------------|--------------|------------------------|-------|--------------------|-------------|---------------------|--------------|----------------------|--------------|----------|-----------|-------------|-------------|----------|------------|
| 3 | UNITS | 40 | Aff - rented | 65% | % of Aff | 3.1 | 3 | Density | 35 | units/ha | Total | 1.429 | Sub Area | Wider Chelmsford | | | | | | | |
| | Affordable | 35% | 14 | Shared Ow | 10% | 1.40 | 1 | Net:Gross | 80% | | Gross | 1.429 | Green Br | Green | | | | | | | |
| | | | | First Home | 25% | % of Aff | 3.5 | | | | Net | 1.143 | Use | Agricultural | | | | | | | |
| | | | | | | 14 | 14 | | | | | | | | | | | | | | |
| Market | | | | Affordable for Rent | | Shared Ownership | | | | First Homes | | | | | | | | | | | |
| | Beds | m2 | Circulation | 26 | Rounded | m2 | m2 | Circulation | 3 | Rounded | m2 | 1 | Rounded | m2 | 4 | Rounded | m2 | | | | |
| Terrace | 2 | 73 | 0.0% | 15% | 3.90 | 4 | 292 | 70 | 0.0% | 15% | 1.35 | 1 | 70 | 20% | 0.20 | 0 | 0 | 20% | 0.80 | 1 | 70 |
| Terrace | 3 | 86 | 0.0% | 10% | 2.60 | 3 | 258 | 84 | 0.0% | 15% | 1.35 | 1 | 84 | 15% | 0.15 | 0 | 0 | 15% | 0.60 | 1 | 84 |
| Terrace | 4 | 97 | 0.0% | | 0.00 | 0 | 0 | 97 | 0.0% | 5% | 0.45 | 1 | 97 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 2 | 81 | 0.0% | 15% | 3.90 | 4 | 324 | 79 | 0.0% | 15% | 1.35 | 1 | 79 | 25% | 0.25 | 1 | 79 | 25% | 1.00 | 1 | 79 |
| Semi | 3 | 98 | 0.0% | 20% | 5.20 | 5 | 490 | 93 | 0.0% | 15% | 1.35 | 1 | 93 | 10% | 0.10 | 0 | 0 | 10% | 0.40 | 0 | 0 |
| Semi | 4 | 106 | 0.0% | 10% | 2.60 | 3 | 318 | 106 | 0.0% | 5% | 0.45 | 1 | 106 | 10% | 0.10 | 0 | 0 | 10% | 0.40 | 0 | 0 |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | 102 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 4 | 130 | 0.0% | 10% | 2.60 | 3 | 390 | 115 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 5 | 140 | 0.0% | 10% | 2.60 | 3 | 420 | 119 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 1 | 40 | 10.0% | 10% | 2.60 | 1 | 44 | 39 | 10.0% | 30% | 2.70 | 3 | 129 | 20% | 0.20 | 0 | 0 | 20% | 0.80 | 1 | 43 |
| Flat to5 | 2 | 65 | 10.0% | | 0.00 | 0 | 0 | 61 | 10.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 0 | 74 | 10.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | 39 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | 61 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | 74 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| | | | | 100% | 26.00 | 26 | 2,536 | | | 100% | 9.00 | 9 | 658 | 100% | 1.00 | 1 | 79 | 100% | 4.00 | 4 | 276 |
| BCIS | | | | Occupants | | Population | | ha per dwelling | | | | | | | | | | | | | |
| | | | Lower Q | Median | Used | m2 | | Beds | Count | per unit | | | 0.0019 | Local Open Space | | | | | | | |
| Terrace | 2 | | | 1,402 | 1,402 | 432 | 605,664 | Terrace | 2 | 6 | 0 | 0 | 0.0040 | Strategic Open Space | | | | | | | |
| Terrace | 3 | | | 1,402 | 1,402 | 426 | 597,252 | Terrace | 3 | 5 | 0 | 0 | 0.0024 | Natural Open Space | | | | | | | |
| Terrace | 4 | | | 1,402 | 1,402 | 97 | 135,994 | Terrace | 4 | 1 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Semi | 2 | | | 1,434 | 1,434 | 561 | 804,474 | Semi | 2 | 7 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Semi | 3 | | | 1,434 | 1,434 | 583 | 836,022 | Semi | 3 | 6 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Semi | 4 | | | 1,434 | 1,434 | 424 | 608,016 | Semi | 4 | 4 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Det | 3 | | | 1,647 | 1,647 | 0 | 0 | Det | 3 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Det | 4 | | | 1,647 | 1,647 | 390 | 642,330 | Det | 4 | 3 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Det | 5 | | | 1,647 | 1,647 | 420 | 691,740 | Det | 5 | 3 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Flat to5 | 1 | | | 1,612 | 1,612 | 216 | 347,547 | Flat to5 | 1 | 5 | 0 | 0 | | | | | | | | | |
| Flat to5 | 2 | | | 1,612 | 1,612 | 0 | 0 | Flat to5 | 2 | 0 | 0 | 0 | | | | | | | | | |
| Flat to5 | 3 | | | 1,612 | 1,612 | 0 | 0 | Flat to5 | 3 | 0 | 0 | 0 | | | | | | | | | |
| Flat 6+ | 1 | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 1 | 0 | 0 | 0 | | | | | | | | | |
| Flat 6+ | 2 | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 2 | 0 | 0 | 0 | | | | | | | | | |
| Flat 6+ | 3 | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 3 | 0 | 0 | 0 | | | | | | | | | |
| | | | | | | 3,549 | 5,263,039 | | | Residents | 0 | | | | | | | | | | |
| | | | | | | 1,485 | £/m2 | | | | | | | | | | | | | | |
| Summary | | | | | | | | | | | | Construction | | Salesable | | | | | | | |
| | | | | | | | | | | | | Units | m2 | Average | m2 | Average | | | | | |
| Market Housing | | | | | | | | | | | | 26 | 2,536 | 97.54 | 2,532 | 97.38 | | | | | |
| Aff - rented | | | | | | | | | | | | 9 | 658 | 73.08 | 646 | 71.78 | | | | | |
| Shared Ownership | | | | | | | | | | | | 1 | 79 | 79.00 | 79 | 79.00 | | | | | |
| First Homes | | | | | | | | | | | | 4 | 276 | 68.98 | 272 | 68.00 | | | | | |
| | | | | | | | | | | | | 40 | 3,549 | | 3,529 | | | | | | |

Browfield - 125 Urban Area

| | | | | | | | | |
|---|------------|-----|--------------|-----|----------|--------|---------|----|
| 6 | UNITS | 125 | Aff - rented | 65% | % of Aff | 28.438 | Rounded | 28 |
| | Affordable | 35% | Shared Ow | 10% | | 4.38 | | 4 |
| | | | First Home | 25% | % of Aff | 10.938 | | 11 |
| | | | | | | 43.75 | | 43 |

| | | |
|-------------|----------|---------------------------|
| Modelling | Area ha | Characteristics |
| Density | Total | Sub Area Wider Chelmsford |
| Net:Gross | Gross | Green Br Brown |
| | Net | Use PDL |
| 65 units/ha | 2.747 | |
| 70% | 2.747 ha | |
| | 1.923 ha | |

| | | Market | | Rounded | | m2 | |
|----------|------|--------|-------------|-------------|--------------|-----------|--------------|
| Units | Beds | m2 | Circulation | 81 | | | |
| Terrace | 2 | 73 | 0.0% | 25% | 20.25 | 20 | 1,460 |
| Terrace | 3 | 86 | 0.0% | 25% | 20.25 | 20 | 1,720 |
| Terrace | 4 | 97 | 0.0% | 10% | 8.10 | 8 | 776 |
| Semi | 2 | 81 | 0.0% | | 0.00 | 0 | 0 |
| Semi | 3 | 98 | 0.0% | 15% | 12.15 | 13 | 1,274 |
| Semi | 4 | 106 | 0.0% | 10% | 8.10 | 8 | 848 |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 |
| Det | 4 | 130 | 0.0% | | 0.00 | 0 | 0 |
| Det | 5 | 140 | 0.0% | | 0.00 | 0 | 0 |
| Flat to5 | 1 | 40 | 10.0% | 5% | 4.05 | 4 | 176 |
| Flat to5 | 2 | 65 | 10.0% | 10% | 8.10 | 8 | 572 |
| Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 0 |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 |
| | | | | 100% | 81.00 | 81 | 6,826 |

| Affordable for Rent | | | | Shared Ownership | | | | First Homes | | | |
|---------------------|------|-----|-------------|------------------|--------------|-----------|--------------|-------------|--------------|-----------|------------|
| Units | Beds | m2 | Circulation | 4 | Rounded | m2 | | 11 | Rounded | m2 | |
| Terrace | 2 | 73 | 0.0% | 15% | 4.20 | 4 | 280 | 40% | 1.60 | 2 | 140 |
| Terrace | 3 | 86 | 0.0% | 10% | 2.80 | 3 | 252 | 25% | 1.00 | 1 | 84 |
| Terrace | 4 | 97 | 0.0% | 10% | 2.80 | 3 | 291 | 10% | 0.40 | 0 | 0 |
| Semi | 2 | 81 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 3 | 98 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 4 | 106 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 4 | 130 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 5 | 140 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 1 | 40 | 10.0% | 30% | 8.40 | 8 | 343 | 10% | 0.40 | 1 | 43 |
| Flat to5 | 2 | 65 | 10.0% | 20% | 5.60 | 6 | 403 | 10% | 0.40 | 0 | 0 |
| Flat to5 | 3 | 80 | 10.0% | 15% | 4.20 | 4 | 326 | 5% | 0.20 | 0 | 0 |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| | | | | 100% | 28.00 | 28 | 1,894 | 100% | 4.00 | 4 | 267 |
| | | | | | | | | 100% | 11.00 | 11 | 820 |

| | | BCIS | | | | |
|----------|------|---------|--------|-------|-------|------------|
| Units | Beds | Lower Q | Median | Used | m2 | |
| Terrace | 2 | | 1,402 | 1,402 | 2,160 | 3,028,320 |
| Terrace | 3 | | 1,402 | 1,402 | 2,308 | 3,235,816 |
| Terrace | 4 | | 1,402 | 1,402 | 1,164 | 1,631,928 |
| Semi | 2 | | 1,434 | 1,434 | 0 | 0 |
| Semi | 3 | | 1,434 | 1,434 | 1,274 | 1,826,916 |
| Semi | 4 | | 1,434 | 1,434 | 848 | 1,216,032 |
| Det | 3 | | 1,647 | 1,647 | 0 | 0 |
| Det | 4 | | 1,647 | 1,647 | 0 | 0 |
| Det | 5 | | 1,647 | 1,647 | 0 | 0 |
| Flat to5 | 1 | | 1,612 | 1,612 | 605 | 975,260 |
| Flat to5 | 2 | | 1,612 | 1,612 | 1,042 | 1,679,220 |
| Flat to5 | 3 | | 1,612 | 1,612 | 407 | 656,084 |
| Flat 6+ | 1 | | 1,906 | 1,906 | 0 | 0 |
| Flat 6+ | 2 | | 1,906 | 1,906 | 0 | 0 |
| Flat 6+ | 3 | | 1,906 | 1,906 | 0 | 0 |
| | | | | | 3,808 | 14,249,576 |

1,453 £/m2

| | | Occupants | | Population | |
|----------|------|-----------|------------------|------------|--|
| Units | Beds | Count | per unit | | |
| Terrace | 2 | 30 | 0 | 0 | |
| Terrace | 3 | 27 | 0 | 0 | |
| Terrace | 4 | 12 | 0 | 0 | |
| Semi | 2 | 0 | 0 | 0 | |
| Semi | 3 | 13 | 0 | 0 | |
| Semi | 4 | 8 | 0 | 0 | |
| Det | 3 | 0 | 0 | 0 | |
| Det | 4 | 0 | 0 | 0 | |
| Det | 5 | 0 | 0 | 0 | |
| Flat to5 | 1 | 14 | 0 | 0 | |
| Flat to5 | 2 | 15 | 0 | 0 | |
| Flat to5 | 3 | 5 | 0 | 0 | |
| Flat 6+ | 1 | 0 | 0 | 0 | |
| Flat 6+ | 2 | 0 | 0 | 0 | |
| Flat 6+ | 3 | 0 | 0 | 0 | |
| | | | Residents | 0 | |

| ha per dwelling | |
|-----------------|----------------------|
| 0.0019 | Local Open Space |
| 0.0040 | Strategic Open Space |
| 0.0024 | Natural Open Space |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | ha |
| | Open Space Requi |
| | Gross - Net |
| | Shortfall / Surplus |
| | 1.038 |
| | 0.824 |
| | -0.213 |

| Summary | | Construction | | Saleable | |
|------------------|------------|--------------|-------|--------------|-------|
| Units | m2 | Average | m2 | Average | |
| Market Housing | 81 | 6,826 | 84.27 | 6,758 | 83.43 |
| Aff - rented | 28 | 1,894 | 67.66 | 1,797 | 64.18 |
| Shared Ownership | 4 | 267 | 66.73 | 263 | 65.75 |
| First Homes | 11 | 820 | 74.58 | 803 | 73.00 |
| | 124 | 3,808 | | 3,621 | |

| Brownfield - 50 Urban Area | | | | Rounded | | Modelling | | Area ha | | Characteristics | |
|----------------------------|------------|-----|------|--------------|--------------|-----------|-----------|-------------|-------|-----------------|----------------------------|
| 7 | UNITS | 50 | | Aff - rented | 65% % of Aff | 11.375 | Density | 65 units/ha | Total | 0.962 | Sub Area: Wider Chelmsford |
| | Affordable | 35% | 17.5 | Shared Ow | 10% | 1.75 | Net:Gross | 80% | Gross | 0.962 ha | Green Br: Brown |
| | | | | First Home | 25% % of Aff | 4.375 | | | Net | 0.769 ha | Use: PDL |
| | | | | | | 17.5 | | | | | |

| | Beds | m2 | Circulation | 33 | Market | | | | Affordable for Rent | | | Shared Ownership | | | First Homes | | | | | |
|----------|------|-----|-------------|-------------|--------------|-----------|--------------|-----|---------------------|--------------|-----------|------------------|-------------|-------------|-------------|------------|-------------|-------------|----------|------------|
| | | | | 25% | 8.25 | 8 | 584 | 70 | 11 | 1.65 | 2 | 140 | 40% | 0.80 | 1 | 70 | 40% | 1.60 | 3 | 210 |
| Terrace | 2 | 73 | 0.0% | 25% | 8.25 | 8 | 584 | 70 | 15% | 1.65 | 2 | 140 | 40% | 0.80 | 1 | 70 | 40% | 1.60 | 3 | 210 |
| Terrace | 3 | 86 | 0.0% | 25% | 8.25 | 8 | 688 | 84 | 10% | 1.10 | 1 | 84 | 25% | 0.50 | 1 | 84 | 25% | 1.00 | 1 | 84 |
| Terrace | 4 | 97 | 0.0% | 10% | 3.30 | 3 | 291 | 97 | 10% | 1.10 | 1 | 97 | 10% | 0.20 | 0 | 0 | 10% | 0.40 | 0 | 0 |
| Semi | 2 | 81 | 0.0% | | 0.00 | 0 | 0 | 79 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 3 | 98 | 0.0% | 15% | 4.95 | 5 | 490 | 93 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 4 | 106 | 0.0% | 10% | 3.30 | 4 | 424 | 106 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | 102 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 4 | 130 | 0.0% | | 0.00 | 0 | 0 | 115 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 5 | 140 | 0.0% | | 0.00 | 0 | 0 | 119 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 1 | 40 | 10.0% | 5% | 1.65 | 2 | 88 | 39 | 30% | 3.30 | 3 | 129 | 10% | 0.20 | 0 | 0 | 10% | 0.40 | 0 | 0 |
| Flat to5 | 2 | 65 | 10.0% | 10% | 3.30 | 3 | 215 | 61 | 20% | 2.20 | 2 | 134 | 10% | 0.20 | 0 | 0 | 10% | 0.40 | 0 | 0 |
| Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 0 | 74 | 15% | 1.65 | 2 | 163 | 5% | 0.10 | 0 | 0 | 5% | 0.20 | 0 | 0 |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | 39 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | 61 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | 74 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| | | | | 100% | 33.00 | 33 | 2,780 | | 100% | 11.00 | 11 | 747 | 100% | 2.00 | 2 | 154 | 100% | 4.00 | 4 | 294 |

| BCIS | | | | | |
|----------|---------|--------|-------|--------------|-------------|
| | Lower Q | Median | Used | m2 | |
| Terrace | 2 | 1,402 | 1,402 | 1,004 | 1,407,608 |
| Terrace | 3 | 1,402 | 1,402 | 940 | 1,317,880 |
| Terrace | 4 | 1,402 | 1,402 | 388 | 543,976 |
| Semi | 2 | 1,434 | 1,434 | 0 | 0 |
| Semi | 3 | 1,434 | 1,434 | 490 | 702,660 |
| Semi | 4 | 1,434 | 1,434 | 424 | 608,016 |
| Det | 3 | 1,647 | 1,647 | 0 | 0 |
| Det | 4 | 1,647 | 1,647 | 0 | 0 |
| Det | 5 | 1,647 | 1,647 | 0 | 0 |
| Flat to5 | 1 | 1,612 | 1,612 | 217 | 349,320 |
| Flat to5 | 2 | 1,612 | 1,612 | 349 | 562,104 |
| Flat to5 | 3 | 1,612 | 1,612 | 163 | 262,434 |
| Flat 6+ | 1 | 1,906 | 1,906 | 0 | 0 |
| Flat 6+ | 2 | 1,906 | 1,906 | 0 | 0 |
| Flat 6+ | 3 | 1,906 | 1,906 | 0 | 0 |
| | | | | 3,974 | 5,753,998 |
| | | | | 1,448 | £/m2 |

| Occupants | | | | Population | |
|-----------|------|-------|------------------|------------|--|
| | Beds | Count | per unit | | |
| Terrace | 2 | 14 | 0 | 0 | |
| Terrace | 3 | 11 | 0 | 0 | |
| Terrace | 4 | 4 | 0 | 0 | |
| Semi | 2 | 0 | 0 | 0 | |
| Semi | 3 | 5 | 0 | 0 | |
| Semi | 4 | 4 | 0 | 0 | |
| Det | 3 | 0 | 0 | 0 | |
| Det | 4 | 0 | 0 | 0 | |
| Det | 5 | 0 | 0 | 0 | |
| Flat to5 | 1 | 5 | 0 | 0 | |
| Flat to5 | 2 | 5 | 0 | 0 | |
| Flat to5 | 3 | 2 | 0 | 0 | |
| Flat 6+ | 1 | 0 | 0 | 0 | |
| Flat 6+ | 2 | 0 | 0 | 0 | |
| Flat 6+ | 3 | 0 | 0 | 0 | |
| | | | Residents | 0 | |

| ha per dwelling | | | |
|-----------------|----------------------|---------------------|--------|
| 0.0019 | Local Open Space | | |
| 0.0040 | Strategic Open Space | | |
| 0.0024 | Natural Open Space | | |
| 0.0000 | 0.0000 | | |
| 0.0000 | 0.0000 | | |
| 0.0000 | 0.0000 | | |
| 0.0000 | 0.0000 | Open Space Requi | 0.415 |
| 0.0000 | 0.0000 | Gross - Net | 0.192 |
| 0.0000 | 0.0000 | Shortfall / Surplus | -0.223 |
| 0.0000 | ha | | |

| Summary | | Construction | | Salesable | |
|------------------|-----------|--------------|---------|--------------|---------|
| | Units | m2 | Average | m2 | Average |
| Market Housing | 33 | 2,780 | 84.23 | 2,752 | 83.39 |
| Aff - rented | 11 | 747 | 67.88 | 708 | 64.36 |
| Shared Ownership | 2 | 154 | 77.00 | 154 | 77.00 |
| First Homes | 4 | 294 | 73.50 | 294 | 73.50 |
| | 50 | 3,974 | | 3,908 | |

| Browfield - 25 Urban Area | | | | | | Rounded | | Modelling | | Area ha | | Characteristics | | | | | | | | | |
|---------------------------|------------|-----|---------------|-------------|--------------|--------------|--------------|-------------|-----------|----------------------------|-------------|-----------------|-------------------------|----------------------|-----------------|--------------------|--------------|-------------|-------------|----------|------------|
| 8 | UNITS | 25 | Aff - rented | 65% | % of Aff | 5.6875 | 6 | Density | 65 | units/ha | Total | 0.592 | Sub Area | Wider Chelmsford | | | | | | | |
| | Affordable | 35% | Shared Ow | 10% | | 0.88 | 1 | Net:Gross | 80% | | Gross | 0.481 | Green Br | Brown | | | | | | | |
| | | | First Home | 25% | % of Aff | 2.1875 | 2 | | | | Net | 0.385 | Use | PDL | | | | | | | |
| | | | | | | 8.75 | 3 | | | | | | | | | | | | | | |
| | | | Market | | | | | | | Affordable for Rent | | | Shared Ownership | | | First Homes | | | | | |
| | Beds | m2 | Circulation | 16 | Rounded | m2 | m2 | Circulation | 6 | Rounded | m2 | 1 | Rounded | m2 | 2 | Rounded | m2 | | | | |
| Terrace | 2 | 73 | 0.0% | 25% | 4.00 | 4 | 292 | 70 | 0.0% | 15% | 0.90 | 1 | 70 | 40% | 0.40 | 1 | 70 | 40% | 0.80 | 1 | 70 |
| Terrace | 3 | 86 | 0.0% | 25% | 4.00 | 4 | 344 | 84 | 0.0% | 10% | 0.60 | 1 | 84 | 25% | 0.25 | 0 | 0 | 25% | 0.50 | 1 | 84 |
| Terrace | 4 | 97 | 0.0% | 10% | 1.60 | 2 | 194 | 97 | 0.0% | 10% | 0.60 | 1 | 97 | 10% | 0.10 | 0 | 0 | 10% | 0.20 | 0 | 0 |
| Semi | 2 | 81 | 0.0% | | 0.00 | 0 | 0 | 79 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 3 | 98 | 0.0% | 15% | 2.40 | 2 | 196 | 93 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 4 | 106 | 0.0% | 10% | 1.60 | 2 | 212 | 106 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | 102 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 4 | 130 | 0.0% | | 0.00 | 0 | 0 | 115 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 5 | 140 | 0.0% | | 0.00 | 0 | 0 | 119 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 1 | 40 | 10.0% | 5% | 0.80 | 1 | 44 | 39 | 10.0% | 30% | 1.80 | 2 | 86 | 10% | 0.10 | 0 | 0 | 10% | 0.20 | 0 | 0 |
| Flat to5 | 2 | 65 | 10.0% | 10% | 1.60 | 1 | 72 | 61 | 10.0% | 20% | 1.20 | 1 | 67 | 10% | 0.10 | 0 | 0 | 10% | 0.20 | 0 | 0 |
| Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 0 | 74 | 10.0% | 15% | 0.90 | 0 | 0 | 5% | 0.05 | 0 | 0 | 5% | 0.10 | 0 | 0 |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | 39 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | 61 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | 74 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| | | | | 100% | 16.00 | 16 | 1,354 | | | 100% | 6.00 | 6 | 404 | 100% | 1.00 | 1 | 70 | 100% | 2.00 | 2 | 154 |
| | | | BCIS | | | | | | Occupants | | | Population | | | ha per dwelling | | | | | | |
| | | | Lower Q | Median | Used | m2 | | Beds | Count | per unit | | | 0.0019 | Local Open Space | | | | | | | |
| Terrace | 2 | | | 1,402 | 1,402 | 502 | 703,804 | Terrace | 2 | 7 | 0 | 0 | 0.0040 | Strategic Open Space | | | | | | | |
| Terrace | 3 | | | 1,402 | 1,402 | 512 | 717,824 | Terrace | 3 | 6 | 0 | 0 | 0.0024 | Natural Open Space | | | | | | | |
| Terrace | 4 | | | 1,402 | 1,402 | 291 | 407,982 | Terrace | 4 | 3 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Semi | 2 | | | 1,434 | 1,434 | 0 | 0 | Semi | 2 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Semi | 3 | | | 1,434 | 1,434 | 196 | 281,064 | Semi | 3 | 2 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Semi | 4 | | | 1,434 | 1,434 | 212 | 304,008 | Semi | 4 | 2 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Det | 3 | | | 1,647 | 1,647 | 0 | 0 | Det | 3 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Det | 4 | | | 1,647 | 1,647 | 0 | 0 | Det | 4 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Det | 5 | | | 1,647 | 1,647 | 0 | 0 | Det | 5 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Flat to5 | 1 | | | 1,612 | 1,612 | 130 | 209,238 | Flat to5 | 1 | 3 | 0 | 0 | | | | | | | | | |
| Flat to5 | 2 | | | 1,612 | 1,612 | 133 | 223,423 | Flat to5 | 2 | 2 | 0 | 0 | | | | | | | | | |
| Flat to5 | 3 | | | 1,612 | 1,612 | 0 | 0 | Flat to5 | 3 | 0 | 0 | 0 | | | | | | | | | |
| Flat 6+ | 1 | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 1 | 0 | 0 | 0 | | | | | | | | | |
| Flat 6+ | 2 | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 2 | 0 | 0 | 0 | | | | | | | | | |
| Flat 6+ | 3 | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 3 | 0 | 0 | 0 | | | | | | | | | |
| | | | | | | 1,981 | 2,847,343 | | | | | | | | | | | | | | |
| | | | | | | 1,437 | £/m2 | | | Residents | 0 | | | | | | | | | | |
| | | | | | | | | | | | | | Summary | Construction | | Salesable | | | | | |
| | | | | | | | | | | | | | Units | m2 | Average | m2 | Average | | | | |
| | | | | | | | | | | | | | Market Housing | 16 | 1,354 | 84.59 | 1,343 | 83.94 | | | |
| | | | | | | | | | | | | | Aff - rented | 6 | 404 | 67.32 | 390 | 65.00 | | | |
| | | | | | | | | | | | | | Shared Ownership | 1 | 70 | 77.00 | 70 | 77.00 | | | |
| | | | | | | | | | | | | | First Homes | 2 | 154 | 77.00 | 154 | 77.00 | | | |
| | | | | | | | | | | | | | | 25 | 1,981 | | 1,957 | | | | |

Browfield - 12 Urban Area

| | | | | | | | |
|---|------------|-----|--------------|-----|----------|------|---|
| 9 | UNITS | 12 | Aff - rented | 65% | % of Aff | 2.73 | 3 |
| | Affordable | 35% | Shared Ow | 10% | | 0.42 | 0 |
| | | | First Home | 25% | % of Aff | 1.05 | 1 |
| | | | | | | 4.2 | 4 |

| | | |
|---------------------|----------------|---------------------------|
| Modelling | Area ha | Characteristics |
| Density 65 units/ha | Total 0.185 | Sub Area Wider Chelmsford |
| Net:Gross 100% | Gross 0.185 ha | Green Br Brown |
| | Net 0.185 ha | Use PDL |

| | | | | Market | | | | |
|-------------|-------------|-------------|------------|---------|------|----|-------------|-------|
| Bedz | m2 | Circulation | 8 | Rounded | m2 | m2 | Circulation | |
| Terrace | 2 | 73 | 0.0% | 0.00 | 0 | 0 | 70 | 0.0% |
| Terrace | 3 | 86 | 0.0% | 0.00 | 0 | 0 | 84 | 0.0% |
| Terrace | 4 | 97 | 0.0% | 0.00 | 0 | 0 | 97 | 0.0% |
| Semi | 2 | 81 | 0.0% | 30% | 2.40 | 2 | 79 | 0.0% |
| Semi | 3 | 98 | 0.0% | 40% | 3.20 | 4 | 93 | 0.0% |
| Semi | 4 | 106 | 0.0% | 30% | 2.40 | 2 | 106 | 0.0% |
| Det | 3 | 120 | 0.0% | 0.00 | 0 | 0 | 102 | 0.0% |
| Det | 4 | 130 | 0.0% | 0.00 | 0 | 0 | 115 | 0.0% |
| Det | 5 | 140 | 0.0% | 0.00 | 0 | 0 | 119 | 0.0% |
| Flat to5 | 1 | 40 | 10.0% | 0.00 | 0 | 0 | 39 | 10.0% |
| Flat to5 | 2 | 65 | 10.0% | 0.00 | 0 | 0 | 61 | 10.0% |
| Flat to5 | 3 | 80 | 10.0% | 0.00 | 0 | 0 | 74 | 10.0% |
| Flat 6+ | 1 | 40 | 15.0% | 0.00 | 0 | 0 | 39 | 15.0% |
| Flat 6+ | 2 | 65 | 15.0% | 0.00 | 0 | 0 | 61 | 15.0% |
| Flat 6+ | 3 | 80 | 15.0% | 0.00 | 0 | 0 | 74 | 15.0% |
| 100% | 8.00 | 8 | 766 | | | | | |

| Affordable for Rent | | | Shared Ownership | | | First Homes | | | | | |
|---------------------|-------------|----------|------------------|-------------|-------------|-------------|----------|-------------|-------------|----------|-----------|
| 3 | Rounded | m2 | 0 | Rounded | m2 | 1 | Rounded | m2 | | | |
| 0.00 | 0 | 0 | 100% | 0.00 | 0 | 0 | 100% | 1.00 | 1 | 70 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| 50% | 1.50 | 2 | 86 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 |
| 50% | 1.50 | 1 | 67 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 |
| 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 |
| 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 |
| 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 |
| 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 |
| 100% | 3.00 | 3 | 153 | 100% | 0.00 | 0 | 0 | 100% | 1.00 | 1 | 70 |

| BCIS | | | | | | |
|----------|---------|--------|-------|--------------|-------------|--|
| | Lower Q | Median | Used | m2 | | |
| Terrace | 2 | 1,402 | 1,402 | 70 | 36,140 | |
| Terrace | 3 | 1,402 | 1,402 | 0 | 0 | |
| Terrace | 4 | 1,402 | 1,402 | 0 | 0 | |
| Semi | 2 | 1,434 | 1,434 | 162 | 232,308 | |
| Semi | 3 | 1,434 | 1,434 | 392 | 562,128 | |
| Semi | 4 | 1,434 | 1,434 | 212 | 304,008 | |
| Det | 3 | 1,647 | 1,647 | 0 | 0 | |
| Det | 4 | 1,647 | 1,647 | 0 | 0 | |
| Det | 5 | 1,647 | 1,647 | 0 | 0 | |
| Flat to5 | 1 | 1,612 | 1,612 | 86 | 138,310 | |
| Flat to5 | 2 | 1,612 | 1,612 | 67 | 108,165 | |
| Flat to5 | 3 | 1,612 | 1,612 | 0 | 0 | |
| Flat 6+ | 1 | 1,906 | 1,906 | 0 | 0 | |
| Flat 6+ | 2 | 1,906 | 1,906 | 0 | 0 | |
| Flat 6+ | 3 | 1,906 | 1,906 | 0 | 0 | |
| | | | | 383 | 1,443,053 | |
| | | | | 1,459 | £/m2 | |

| Occupants | | | Population | |
|-----------|-------|----------|------------------|----------|
| Bedz | Count | per unit | | |
| Terrace | 2 | 1 | 0 | 0 |
| Terrace | 3 | 0 | 0 | 0 |
| Terrace | 4 | 0 | 0 | 0 |
| Semi | 2 | 2 | 0 | 0 |
| Semi | 3 | 4 | 0 | 0 |
| Semi | 4 | 2 | 0 | 0 |
| Det | 3 | 0 | 0 | 0 |
| Det | 4 | 0 | 0 | 0 |
| Det | 5 | 0 | 0 | 0 |
| Flat to5 | 1 | 2 | 0 | 0 |
| Flat to5 | 2 | 1 | 0 | 0 |
| Flat to5 | 3 | 0 | 0 | 0 |
| Flat 6+ | 1 | 0 | 0 | 0 |
| Flat 6+ | 2 | 0 | 0 | 0 |
| Flat 6+ | 3 | 0 | 0 | 0 |
| | | | Residents | 0 |

| ha per dwelling | |
|---------------------|----------------------|
| 0.0019 | Local Open Space |
| 0.0040 | Strategic Open Space |
| 0.0024 | Natural Open Space |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | ha |
| Open Space Requi | 0.100 |
| Gross - Net | 0.000 |
| Shortfall / Surplus | -0.100 |

| Summary | | Construction | | Saleable | |
|------------------|-----------|--------------|---------|------------|---------|
| | Units | m2 | Average | m2 | Average |
| Market Housing | 8 | 766 | 95.75 | 766 | 95.75 |
| Aff - rented | 3 | 153 | 50.97 | 139 | 46.33 |
| Shared Ownership | 0 | 0 | 70.00 | 0 | 70.00 |
| First Homes | 1 | 70 | 70.00 | 70 | 70.00 |
| | 12 | 969 | | 975 | |

| | | | | | | | |
|-----------------------|------------|------------|--------------|-----|----------|---------|----|
| Flatted BF 250 | | | | | | Rounded | |
| 10 | UNITS | 250 | Aff - rented | 65% | % of Aff | 56.875 | 57 |
| | Affordable | 35% | Shared Ow | 10% | | 8.75 | 9 |
| | | | First Home | 25% | % of Aff | 21.875 | 22 |
| | | | | | | 87.5 | 88 |

| | | |
|---------------------|----------------|---------------------------|
| Modelling | Area ha | Characteristics |
| Density 80 units/ha | Total 4.464 | Sub Area Wider Chelmsford |
| Net:Gros 70% | Gross 4.464 ha | Green Br Brown |
| | Net 3.125 ha | Use PDL |

| | | | | Market | | | | | |
|-------------|------|-----|-------------|---------------|------------|---------------|-------|-------------|-------|
| Units | Beds | m2 | Circulation | 163 | Rounded | m2 | m2 | Circulation | |
| Terrace | 2 | 73 | 0.0% | 0.00 | 0 | 0 | 70 | 0.0% | |
| Terrace | 3 | 86 | 0.0% | 0.00 | 0 | 0 | 84 | 0.0% | |
| Terrace | 4 | 97 | 0.0% | 0.00 | 0 | 0 | 97 | 0.0% | |
| Semi | 2 | 81 | 0.0% | 0.00 | 0 | 0 | 79 | 0.0% | |
| Semi | 3 | 98 | 0.0% | 0.00 | 0 | 0 | 93 | 0.0% | |
| Semi | 4 | 106 | 0.0% | 0.00 | 0 | 0 | 106 | 0.0% | |
| Det | 3 | 120 | 0.0% | 0.00 | 0 | 0 | 102 | 0.0% | |
| Det | 4 | 130 | 0.0% | 0.00 | 0 | 0 | 115 | 0.0% | |
| Det | 5 | 140 | 0.0% | 0.00 | 0 | 0 | 119 | 0.0% | |
| Flat to5 | 1 | 40 | 10.0% | 5% | 8.15 | 8 | 352 | 39 | 10.0% |
| Flat to5 | 2 | 65 | 10.0% | 50% | 81.50 | 82 | 5,863 | 61 | 10.0% |
| Flat to5 | 3 | 80 | 10.0% | 45% | 73.35 | 73 | 6,424 | 74 | 10.0% |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | | 39 | 15.0% |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | | 61 | 15.0% |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | | 74 | 15.0% |
| 100% | | | | 163.00 | 163 | 12,639 | | | |

| | | | | Affordable for Rent | | | Shared Ownership | | | First Homes | | | | |
|-------------|------|----|-------------|---------------------|-----------|--------------|------------------|-------------|----------|-------------|-------------|--------------|-----------|--------------|
| Units | Beds | m2 | Circulation | 57 | Rounded | m2 | 9 | Rounded | m2 | 22 | Rounded | m2 | | |
| | | | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| | | | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| | | | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| | | | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| | | | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| | | | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| | | | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| | | | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| | | | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 100% | | | | 57.00 | 57 | 3,627 | 100% | 9.00 | 9 | 598 | 100% | 22.00 | 22 | 1,494 |

| BCIS | | | | | | |
|----------|------|----|---------|--------|--------|------------|
| Units | Beds | m2 | Lower Q | Median | Used | m2 |
| Terrace | 2 | | 1,402 | 1,402 | 0 | 0 |
| Terrace | 3 | | 1,402 | 1,402 | 0 | 0 |
| Terrace | 4 | | 1,402 | 1,402 | 0 | 0 |
| Semi | 2 | | 1,434 | 1,434 | 0 | 0 |
| Semi | 3 | | 1,434 | 1,434 | 0 | 0 |
| Semi | 4 | | 1,434 | 1,434 | 0 | 0 |
| Det | 3 | | 1,647 | 1,647 | 0 | 0 |
| Det | 4 | | 1,647 | 1,647 | 0 | 0 |
| Det | 5 | | 1,647 | 1,647 | 0 | 0 |
| Flat to5 | 1 | | 1,612 | 1,612 | 1,467 | 2,365,449 |
| Flat to5 | 2 | | 1,612 | 1,612 | 7,343 | 12,804,277 |
| Flat to5 | 3 | | 1,612 | 1,612 | 8,347 | 14,423,209 |
| Flat 6+ | 1 | | 1,906 | 1,906 | 0 | 0 |
| Flat 6+ | 2 | | 1,906 | 1,906 | 0 | 0 |
| Flat 6+ | 3 | | 1,906 | 1,906 | 0 | 0 |
| | | | | | 18,358 | 23,592,935 |

1,612 £/m2

| Occupants | | | | Population | | | |
|-----------|------|-------|------------------|------------|------|-------|----------|
| Units | Beds | Count | per unit | Units | Beds | Count | per unit |
| Terrace | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| Terrace | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Terrace | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Semi | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| Semi | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Semi | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Det | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Det | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Det | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| Flat to5 | 1 | 34 | 0 | 0 | 0 | 0 | 0 |
| Flat to5 | 2 | 113 | 0 | 0 | 0 | 0 | 0 |
| Flat to5 | 3 | 104 | 0 | 0 | 0 | 0 | 0 |
| Flat 6+ | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Flat 6+ | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| Flat 6+ | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | Residents | 0 | | | |

| ha per dwelling | |
|----------------------------|----------------------|
| 0.0019 | Local Open Space |
| 0.0040 | Strategic Open Space |
| 0.0024 | Natural Open Space |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| Open Space Requi | 2.075 |
| Gross - Net | 1.339 |
| Shortfall / Surplus | -0.736 |

| Summary | | | |
|------------------|------------|-------------------|--------------|
| | Units | Construction m2 | Saleable m2 |
| Market Housing | 163 | 12,639 | 77.54 |
| Aff - rented | 57 | 3,627 | 63.63 |
| Shared Ownership | 9 | 598 | 66.43 |
| First Homes | 22 | 1,494 | 67.90 |
| | 251 | 23,592,935 | 61.73 |

| Flatted BF 250 HD | | | | | | Rounded | | Modelling | | | Area ha | | Characteristics | | | | | | | |
|-------------------|------------|---------------|--------------|------------------|---------------|------------|---------------|----------------------------|------------------|---------------------|-------------------------|--------------|----------------------|--------------------|----------|------------|-------------|--------------|-----------|--------------|
| 11 | UNITS | 250 | Aff - rented | 65% | % of Aff | 56.875 | 57 | Density | 160 | units/ha | Total | 1.953 | Sub Area | Wider Chelmsford | | | | | | |
| | Affordable | 35% | Shared Ow | 10% | | 8.75 | 9 | Net:Gross | 80% | Gross | 1.953 | ha | Green Br | Brown | | | | | | |
| | | | First Home | 25% | % of Aff | 21.875 | 22 | | | Net | 1.563 | ha | Use | PDL | | | | | | |
| | | | | | | 87.5 | 88 | | | | | | | | | | | | | |
| | | | | Market | | | | Affordable for Rent | | | Shared Ownership | | | First Homes | | | | | | |
| | Beds | m2 | Circulation | 162 | Rounded | m2 | m2 | Circulation | 57 | Rounded | m2 | 9 | Rounded | m2 | 22 | Rounded | m2 | | | |
| Terrace | 2 | 73 | 0.0% | | 0.00 | 0 | 70 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Terrace | 3 | 86 | 0.0% | | 0.00 | 0 | 84 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Terrace | 4 | 97 | 0.0% | | 0.00 | 0 | 97 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Semi | 2 | 81 | 0.0% | | 0.00 | 0 | 79 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Semi | 3 | 98 | 0.0% | | 0.00 | 0 | 93 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Semi | 4 | 106 | 0.0% | | 0.00 | 0 | 106 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 102 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Det | 4 | 130 | 0.0% | | 0.00 | 0 | 115 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Det | 5 | 140 | 0.0% | | 0.00 | 0 | 119 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Flat to5 | 1 | 40 | 10.0% | | 0.00 | 0 | 39 | 10.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Flat to5 | 2 | 65 | 10.0% | | 0.00 | 0 | 61 | 10.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 74 | 10.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Flat 6+ | 1 | 40 | 15.0% | 5% | 8.10 | 8 | 368 | 39 | 35% | 19.95 | 20 | 897 | 20% | 1.80 | 2 | 90 | 20% | 4.40 | 4 | 179 |
| Flat 6+ | 2 | 65 | 15.0% | 50% | 81.00 | 81 | 6,055 | 61 | 30% | 17.10 | 17 | 1,193 | 45% | 4.05 | 4 | 281 | 45% | 9.90 | 10 | 702 |
| Flat 6+ | 3 | 80 | 15.0% | 45% | 72.90 | 73 | 6,716 | 74 | 35% | 19.95 | 20 | 1,702 | 35% | 3.15 | 3 | 255 | 35% | 7.70 | 8 | 681 |
| | | | | 100% | 162.00 | 162 | 13,139 | | 100% | 57.00 | 57 | 3,792 | 100% | 9.00 | 9 | 626 | 100% | 22.00 | 22 | 1,562 |
| | | | | BCIS | | | Occupants | | | Population | | | ha per dwelling | | | | | | | |
| | | | Lower Q | Median | Used | m2 | | Beds | Count | per unit | | 0.0019 | Local Open Space | | | | | | | |
| Terrace | 2 | | | 1,402 | 1,402 | 0 | 0 | 2 | 0 | 0 | 0 | 0.0040 | Strategic Open Space | | | | | | | |
| Terrace | 3 | | | 1,402 | 1,402 | 0 | 0 | 3 | 0 | 0 | 0 | 0.0024 | Natural Open Space | | | | | | | |
| Terrace | 4 | | | 1,402 | 1,402 | 0 | 0 | 4 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Semi | 2 | | | 1,434 | 1,434 | 0 | 0 | 2 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Semi | 3 | | | 1,434 | 1,434 | 0 | 0 | 3 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Semi | 4 | | | 1,434 | 1,434 | 0 | 0 | 4 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Det | 3 | | | 1,647 | 1,647 | 0 | 0 | 3 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Det | 4 | | | 1,647 | 1,647 | 0 | 0 | 4 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Det | 5 | | | 1,647 | 1,647 | 0 | 0 | 5 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Flat to5 | 1 | | | 1,612 | 1,612 | 0 | 0 | 1 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Flat to5 | 2 | | | 1,612 | 1,612 | 0 | 0 | 2 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Flat to5 | 3 | | | 1,612 | 1,612 | 0 | 0 | 3 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Flat 6+ | 1 | | | 1,906 | 1,906 | 1,534 | 2,923,995 | 1 | 34 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Flat 6+ | 2 | | | 1,906 | 1,906 | 8,229 | 15,685,236 | 2 | 112 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| Flat 6+ | 3 | | | 1,906 | 1,906 | 9,354 | 17,828,915 | 3 | 104 | 0 | 0 | 0.0000 | 0.0000 | | | | | | | |
| | | | | | | 19,118 | 36,438,146 | | Residents | 0 | | | | | | | | | | |
| | | | | | | | 1,906 | £/m2 | | | | | | | | | | | | |
| | | | | Summary | | | Construction | | | Saleable | | | | | | | | | | |
| Market Housing | 162 | 13,139 | 81.10 | 11,425 | 70.52 | Units | m2 | Average | m2 | Average | | | | | | | | | | |
| Aff - rented | 57 | 3,792 | 66.52 | 3,297 | 57.84 | Units | m2 | Average | m2 | Average | | | | | | | | | | |
| Shared Ownership | 9 | 626 | 69.51 | 544 | 60.44 | Units | m2 | Average | m2 | Average | | | | | | | | | | |
| First Homes | 22 | 1,562 | 70.99 | 1,358 | 61.73 | Units | m2 | Average | m2 | Average | | | | | | | | | | |
| | 250 | 19,118 | | 16,714 | 68.53 | | | | | | | | | | | | | | | |
| | | | | Open Space Requi | | | Gross - Net | | | Shortfall / Surplus | | | | | | | | | | |
| | | | | 2.075 | | | 0.391 | | | -1.684 | | | | | | | | | | |
| | | | | **** ha | | | **** ha | | | **** ha | | | | | | | | | | |

| Flatted BF 155 | | | | | | | | | | Modelling | | | | Characteristics | | | | | | | |
|----------------|------------|-----|-------------|--------------|--------|----------|---------|------|-----------|---------------------|---------|----------------------------|----------|------------------|------|-----|------|-------------|----|-----|--|
| 12 | UNITS | | 155 | Aff - rented | 65% | % of Aff | Rounded | | Density | 100 units/ha | Area ha | Sub Area: Wider Chelmsford | | | | | | | | | |
| | Affordable | 35% | 54.25 | Shared Ow | 10% | | 35.263 | 35 | Net:Gross | 80% | Total | 1,938 | Green Br | Brown | | | | | | | |
| | | | | First Home | 25% | % of Aff | 13.563 | 14 | | | Gross | 1,938 | Use | PDL | | | | | | | |
| | | | | | | | 54.25 | 54 | | | Net | 1,550 | | | | | | | | | |
| Market | | | | | | | | | | Affordable for Rent | | | | Shared Ownership | | | | First Homes | | | |
| | Beds | m2 | Circulation | 101 | | | Rounded | | m2 | 35 | | | 5 | | | 14 | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| Terrace | 2 | 73 | 0.0% | 0.00 | 0 | 0 | 70 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | | |
| Terrace | 3 | 86 | 0.0% | 0.00 | 0 | 0 | 84 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | | |
| Terrace | 4 | 97 | 0.0% | 0.00 | 0 | 0 | 97 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | | |
| Semi | 2 | 81 | 0.0% | 0.00 | 0 | 0 | 79 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | | |
| Semi | 3 | 98 | 0.0% | 0.00 | 0 | 0 | 93 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | | |
| Semi | 4 | 106 | 0.0% | 0.00 | 0 | 0 | 106 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | | |
| Det | 3 | 120 | 0.0% | 0.00 | 0 | 0 | 102 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | | |
| Det | 4 | 130 | 0.0% | 0.00 | 0 | 0 | 115 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | | |
| Det | 5 | 140 | 0.0% | 0.00 | 0 | 0 | 119 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | | |
| Flat to5 | 1 | 40 | 10.0% | 5% | 5.05 | 5 | 220 | 39 | 35% | 12.25 | 12 | 515 | 20% | 1.00 | 1 | 43 | 20% | 2.80 | 3 | 129 | |
| Flat to5 | 2 | 65 | 10.0% | 50% | 50.50 | 51 | 3,647 | 61 | 30% | 10.50 | 11 | 738 | 45% | 2.25 | 2 | 134 | 45% | 6.30 | 6 | 403 | |
| Flat to5 | 3 | 80 | 10.0% | 45% | 45.45 | 45 | 3,960 | 74 | 35% | 12.25 | 12 | 977 | 35% | 1.75 | 2 | 163 | 35% | 4.30 | 5 | 407 | |
| Flat 6+ | 1 | 40 | 15.0% | 0.00 | 0 | 0 | 0 | 39 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| Flat 6+ | 2 | 65 | 15.0% | 0.00 | 0 | 0 | 0 | 61 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| Flat 6+ | 3 | 80 | 15.0% | 0.00 | 0 | 0 | 0 | 74 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | 100% | 101.00 | 101 | 7,827 | | 100% | 35.00 | 35 | 2,230 | 100% | 5.00 | 5 | 340 | 100% | 14.00 | 14 | 938 | |

| BCIS | | | |
|----------|---------|--------|------------|
| | Lower Q | Median | Used |
| Terrace | 2 | 1,402 | 1,402 |
| Terrace | 3 | 1,402 | 1,402 |
| Terrace | 4 | 1,402 | 1,402 |
| Semi | 2 | 1,434 | 1,434 |
| Semi | 3 | 1,434 | 1,434 |
| Semi | 4 | 1,434 | 1,434 |
| Det | 3 | 1,647 | 1,647 |
| Det | 4 | 1,647 | 1,647 |
| Det | 5 | 1,647 | 1,647 |
| Flat to5 | 1 | 1,612 | 1,612 |
| Flat to5 | 2 | 1,612 | 1,612 |
| Flat to5 | 3 | 1,612 | 1,612 |
| Flat 6+ | 1 | 1,906 | 1,906 |
| Flat 6+ | 2 | 1,906 | 1,906 |
| Flat 6+ | 3 | 1,906 | 1,906 |
| | | 11,334 | 18,271,053 |

| Occupants | | | Population | | |
|-----------|------|-------|------------|---|---|
| | Beds | Count | per unit | | |
| Terrace | 2 | 0 | 0 | 0 | 0 |
| Terrace | 3 | 0 | 0 | 0 | 0 |
| Terrace | 4 | 0 | 0 | 0 | 0 |
| Semi | 2 | 0 | 0 | 0 | 0 |
| Semi | 3 | 0 | 0 | 0 | 0 |
| Semi | 4 | 0 | 0 | 0 | 0 |
| Det | 3 | 0 | 0 | 0 | 0 |
| Det | 4 | 0 | 0 | 0 | 0 |
| Det | 5 | 0 | 0 | 0 | 0 |
| Flat to5 | 1 | 21 | 0 | 0 | 0 |
| Flat to5 | 2 | 70 | 0 | 0 | 0 |
| Flat to5 | 3 | 64 | 0 | 0 | 0 |
| Flat 6+ | 1 | 0 | 0 | 0 | 0 |
| Flat 6+ | 2 | 0 | 0 | 0 | 0 |
| Flat 6+ | 3 | 0 | 0 | 0 | 0 |

| ha per dwelling | |
|-----------------|----------------------|
| | per unit |
| 0.0019 | Local Open Space |
| 0.0040 | Strategic Open Space |
| 0.0024 | Natural Open Space |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |

| Open Space Requi | | 1.287 |
|---------------------|--------|--------|
| Gross - Net | | 0.388 |
| Shortfall / Surplus | | -0.839 |
| 0.0000 | 0.0000 | |
| 0.0000 | 0.0000 | |

| Summary | | | | | |
|------------------|-------|--------------|---------|-----------|---------|
| | | Construction | | Salesable | |
| | Units | m2 | Average | m2 | Average |
| Market Housing | 101 | 7,827 | 77.49 | 7,115 | 70.45 |
| Aff - rented | 35 | 2,230 | 63.71 | 2,027 | 57.91 |
| Shared Ownership | 5 | 340 | 67.98 | 309 | 61.80 |
| First Homes | 14 | 938 | 67.02 | 853 | 60.93 |
| | 155 | 11,334 | | | |

| Residents | | |
|-----------|------|---|
| | | 0 |
| 1,612 | £/m2 | |

Flats 12

| | | | | | | | |
|----|------------|-----------|--------------|-----|----------|------|---|
| 16 | UNITS | 12 | Aff - rented | 65% | % of Aff | 2.73 | 3 |
| | Affordable | 35% | Shared Ow | 10% | | 0.42 | 0 |
| | | | First Home | 25% | % of Aff | 1.05 | 1 |
| | | | | | | 4.2 | 4 |

| | | |
|---------------------|----------------|---------------------------|
| Modelling | Area ha | Characteristics |
| Density 75 units/ha | Total 0.160 | Sub Area Wider Chelmsford |
| Net:Gross 100% | Gross 0.160 ha | Green Br Brown |
| | Net 0.160 ha | Use PDL |

| | | | | Market | | | | | |
|-------------|------|-----|-------------|-------------|----------|------------|-----|-------------|-------|
| | Beds | m2 | Circulation | 8 | Rounded | m2 | m2 | Circulation | |
| Terrace | 2 | 73 | 0.0% | 0.00 | 0 | 0 | 70 | 0.0% | |
| Terrace | 3 | 86 | 0.0% | 0.00 | 0 | 0 | 84 | 0.0% | |
| Terrace | 4 | 97 | 0.0% | 0.00 | 0 | 0 | 97 | 0.0% | |
| Semi | 2 | 81 | 0.0% | 0.00 | 0 | 0 | 79 | 0.0% | |
| Semi | 3 | 98 | 0.0% | 0.00 | 0 | 0 | 93 | 0.0% | |
| Semi | 4 | 106 | 0.0% | 0.00 | 0 | 0 | 106 | 0.0% | |
| Det | 3 | 120 | 0.0% | 0.00 | 0 | 0 | 102 | 0.0% | |
| Det | 4 | 130 | 0.0% | 0.00 | 0 | 0 | 115 | 0.0% | |
| Det | 5 | 140 | 0.0% | 0.00 | 0 | 0 | 119 | 0.0% | |
| Flat to5 | 1 | 40 | 10.0% | 0.00 | 0 | 0 | 39 | 10.0% | |
| Flat to5 | 2 | 65 | 10.0% | 50% | 4.00 | 4 | 286 | 61 | 10.0% |
| Flat to5 | 3 | 80 | 10.0% | 50% | 4.00 | 4 | 352 | 74 | 10.0% |
| Flat 6+ | 1 | 40 | 15.0% | 0.00 | 0 | 0 | 39 | 15.0% | |
| Flat 6+ | 2 | 65 | 15.0% | 0.00 | 0 | 0 | 61 | 15.0% | |
| Flat 6+ | 3 | 80 | 15.0% | 0.00 | 0 | 0 | 74 | 15.0% | |
| 100% | | | | 8.00 | 8 | 638 | | | |

| Affordable for Rent | | | Shared Ownership | | | First Homes | | | |
|---------------------|-------------|----------|------------------|-------------|-------------|-------------|-------------|-------------|-----------|
| 3 | Rounded | m2 | 0 | Rounded | m2 | 1 | Rounded | m2 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | |
| 100% | 3.00 | 3 | 201 | 100% | 0.00 | 0 | 100% | 1.00 | 67 |

| BCIS | | | | | | |
|----------|---------|--------|-------|--------------|-------------|--|
| | Lower Q | Median | Used | m2 | | |
| Terrace | 2 | 1,402 | 1,402 | 0 | 0 | |
| Terrace | 3 | 1,402 | 1,402 | 0 | 0 | |
| Terrace | 4 | 1,402 | 1,402 | 0 | 0 | |
| Semi | 2 | 1,434 | 1,434 | 0 | 0 | |
| Semi | 3 | 1,434 | 1,434 | 0 | 0 | |
| Semi | 4 | 1,434 | 1,434 | 0 | 0 | |
| Det | 3 | 1,647 | 1,647 | 0 | 0 | |
| Det | 4 | 1,647 | 1,647 | 0 | 0 | |
| Det | 5 | 1,647 | 1,647 | 0 | 0 | |
| Flat to5 | 1 | 1,612 | 1,612 | 0 | 0 | |
| Flat to5 | 2 | 1,612 | 1,612 | 554 | 893,693 | |
| Flat to5 | 3 | 1,612 | 1,612 | 352 | 567,424 | |
| Flat 6+ | 1 | 1,906 | 1,906 | 0 | 0 | |
| Flat 6+ | 2 | 1,906 | 1,906 | 0 | 0 | |
| Flat 6+ | 3 | 1,906 | 1,906 | 0 | 0 | |
| | | | | 306 | 1,461,117 | |
| | | | | 1,612 | £/m2 | |

| Occupants | | | Population | |
|-----------|-------|------------------|------------|---|
| Beds | Count | per unit | | |
| Terrace | 2 | 0 | 0 | 0 |
| Terrace | 3 | 0 | 0 | 0 |
| Terrace | 4 | 0 | 0 | 0 |
| Semi | 2 | 0 | 0 | 0 |
| Semi | 3 | 0 | 0 | 0 |
| Semi | 4 | 0 | 0 | 0 |
| Det | 3 | 0 | 0 | 0 |
| Det | 4 | 0 | 0 | 0 |
| Det | 5 | 0 | 0 | 0 |
| Flat to5 | 1 | 0 | 0 | 0 |
| Flat to5 | 2 | 8 | 0 | 0 |
| Flat to5 | 3 | 4 | 0 | 0 |
| Flat 6+ | 1 | 0 | 0 | 0 |
| Flat 6+ | 2 | 0 | 0 | 0 |
| Flat 6+ | 3 | 0 | 0 | 0 |
| | | Residents | 0 | |

| ha per dwelling | |
|---------------------|----------------------|
| 0.0019 | Local Open Space |
| | Strategic Open Space |
| 0.0024 | Natural Open Space |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | 0.0000 |
| 0.0000 | ha |
| Open Space Requi | 0.052 |
| Gross - Net | 0.000 |
| Shortfall / Surplus | -0.052 |

| Summary | | Construction | | Saleable | |
|------------------|-----------|--------------|---------|------------|---------|
| | Units | m2 | Average | m2 | Average |
| Market Housing | 8 | 638 | 79.75 | 580 | 72.50 |
| Aff - rented | 3 | 201 | 67.10 | 183 | 61.00 |
| Shared Ownership | 0 | 0 | 67.10 | 0 | 61.00 |
| First Homes | 1 | 67 | 67.10 | 61 | 61.00 |
| | 12 | 906 | | 824 | |

| Strategic Green 2 | | | | | | | | | | Rounded | | Modelling | | Area ha | | Characteristics | | | | | |
|-------------------|------------|-----|-------------|-------------|--------------|--------------|----------------|-------------|-------------|----------------------------|--------------|--------------|-------------------------|-----------------|----------------------|--------------------|---------------------|---------------|---------------|------------|---------------|
| 24 | UNITS | | 2000 | | Aff - rented | 65% | % of Aff | 455 | 455 | Density | 40 | units/ha | Total | 100.000 | Sub Area | Wider Chelmsford | | | | | |
| | Affordable | | 35% | 700 | Shared Ow | 10% | % of Aff | 70.00 | 70 | Net:Gross | 50% | | Gross | 100.000 | Green Br | Green | | | | | |
| | | | | | First Home | 25% | % of Aff | 175 | 175 | | | | Net | 50.000 | Use | Agricultural | | | | | |
| | | | | | | | | 700 | 700 | | | | | | | | | | | | |
| Market | | | | | | | | | | Affordable for Rent | | | Shared Ownership | | | First Homes | | | | | |
| | Beds | m2 | Circulation | 1300 | Rounded | | m2 | m2 | Circulation | 455 | Rounded | m2 | 70 | Rounded | m2 | 175 | Rounded | m2 | | | |
| Terrace | 2 | 73 | 0.0% | 15% | 195.00 | 195 | 14,235 | 70 | 0.0% | 15% | 68.25 | 68 | 4,760 | 20% | 14.00 | 14 | 980 | 20% | 35.00 | 35 | 2,450 |
| Terrace | 3 | 86 | 0.0% | 10% | 130.00 | 130 | 11,180 | 84 | 0.0% | 15% | 68.25 | 68 | 5,712 | 15% | 10.50 | 11 | 924 | 15% | 26.25 | 26 | 2,184 |
| Terrace | 4 | 97 | 0.0% | | 0.00 | 0 | 0 | 97 | 0.0% | 5% | 22.75 | 23 | 2,231 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 2 | 81 | 0.0% | 15% | 195.00 | 195 | 15,795 | 79 | 0.0% | 15% | 68.25 | 68 | 5,372 | 25% | 17.50 | 17 | 1,343 | 25% | 43.75 | 44 | 3,476 |
| Semi | 3 | 98 | 0.0% | 20% | 260.00 | 260 | 25,480 | 93 | 0.0% | 15% | 68.25 | 68 | 6,324 | 10% | 7.00 | 7 | 651 | 10% | 17.50 | 18 | 1,674 |
| Semi | 4 | 106 | 0.0% | 10% | 130.00 | 130 | 13,780 | 106 | 0.0% | 5% | 22.75 | 23 | 2,438 | 10% | 7.00 | 7 | 742 | 10% | 17.50 | 18 | 1,908 |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | 102 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 4 | 130 | 0.0% | 10% | 130.00 | 130 | 16,300 | 115 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 5 | 140 | 0.0% | 10% | 130.00 | 130 | 18,200 | 119 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 1 | 40 | 10.0% | 10% | 130.00 | 130 | 5,720 | 39 | 10.0% | 30% | 136.50 | 137 | 5,877 | 20% | 14.00 | 14 | 601 | 20% | 35.00 | 34 | 1,459 |
| Flat to5 | 2 | 65 | 10.0% | | 0.00 | 0 | 0 | 61 | 10.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 0 | 74 | 10.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | 39 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | 61 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | 74 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| | | | | 100% | ***** | 1,300 | 121,290 | | | 100% | ***** | 455 | ***** | 100% | 70.00 | 70 | 5,241 | 100% | 175.00 | 175 | 13,151 |
| | | | | BCIS | | | | | | Occupants | | Population | | ha per dwelling | | | | | | | |
| | | | | Lower Q | Median | Used | m2 | | | Beds | Count | per unit | | 0.0019 | Local Open Space | | | | | | |
| Terrace | 2 | | | 1,402 | 1,402 | 22,425 | 31,439,850 | | | 2 | 312 | 0 | 0 | 0.0040 | Strategic Open Space | | | | | | |
| Terrace | 3 | | | 1,402 | 1,402 | 20,000 | 28,040,000 | | | 3 | 235 | 0 | 0 | 0.0024 | Natural Open Space | | | | | | |
| Terrace | 4 | | | 1,402 | 1,402 | 2,231 | 3,127,862 | | | 4 | 23 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Semi | 2 | | | 1,434 | 1,434 | 25,986 | 37,263,924 | | | 2 | 324 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Semi | 3 | | | 1,434 | 1,434 | 34,129 | 48,940,986 | | | 3 | 353 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Semi | 4 | | | 1,434 | 1,434 | 18,868 | 27,056,712 | | | 4 | 178 | 0 | 0 | 0.0000 | 0.0000 | | Open Space Requi | 16.600 | | | |
| Det | 3 | | | 1,647 | 1,647 | 0 | 0 | | | 3 | 0 | 0 | 0 | 0.0000 | 0.0000 | | Gross - Net | 50.000 | | | |
| Det | 4 | | | 1,647 | 1,647 | 16,300 | 27,834,300 | | | 4 | 130 | 0 | 0 | ***** | ha | | Shortfall / Surplus | 33.400 | | | |
| Det | 5 | | | 1,647 | 1,647 | 18,200 | 29,975,400 | | | 5 | 130 | 0 | 0 | | | | | | | | |
| Flat to5 | 1 | | | 1,612 | 1,612 | 13,657 | 22,014,278 | | | Flat to5 | 1 | 315 | 0 | 0 | | | | | | | |
| Flat to5 | 2 | | | 1,612 | 1,612 | 0 | 0 | | | Flat to5 | 2 | 0 | 0 | 0 | | | | | | | |
| Flat to5 | 3 | | | 1,612 | 1,612 | 0 | 0 | | | Flat to5 | 3 | 0 | 0 | 0 | | | | | | | |
| Flat 6+ | 1 | | | 1,906 | 1,906 | 0 | 0 | | | Flat 6+ | 1 | 0 | 0 | 0 | | | | | | | |
| Flat 6+ | 2 | | | 1,906 | 1,906 | 0 | 0 | | | Flat 6+ | 2 | 0 | 0 | 0 | | | | | | | |
| Flat 6+ | 3 | | | 1,906 | 1,906 | 0 | 0 | | | Flat 6+ | 3 | 0 | 0 | 0 | | | | | | | |
| | | | | | | 172,396 | 255,693,312 | | | Residents | | 0 | | | | | | | | | |
| | | | | | | | 1,483 | £/m2 | | | | | | | | | | | | | |
| | | | | | | | | | | Summary | | Construction | | Salesable | | | | | | | |
| | | | | | | | | | | Units | m2 | Average | m2 | Average | | | | | | | |
| | | | | | | | | | | Market Housing | 1,300 | 121,290 | 93.30 | 120,770 | 92.90 | | | | | | |
| | | | | | | | | | | Aff - rented | 455 | 32,714 | 71.90 | 32,180 | 70.73 | | | | | | |
| | | | | | | | | | | Shared Ownership | 70 | 5,241 | 74.87 | 5,186 | 74.09 | | | | | | |
| | | | | | | | | | | First Homes | 175 | 13,151 | 75.15 | 13,018 | 74.39 | | | | | | |
| | | | | | | | | | | 2,000 | ***** | | ***** | | | | | | | | |

| Strategic Green 5 | | | | | | | | | | Rounded | | Modelling | | Area ha | | Characteristics | | | | | |
|-------------------|------------|-----|-------------|--------------|---------------|------------|---------------|--------------|-------------|----------------------------|---------------|------------------|-------------------------|----------------------------|----------------------|--------------------|-------------|-------------|--------------|-----------|--------------|
| 27 | UNITS | 500 | | Aff - rented | 65% | % of Aff | 113.75 | 114 | Density | 35 | units/ha | Total | 28.571 | Sub Area | Chelmsford | | | | | | |
| | Affordable | 35% | | Shared Ow | 10% | % of Aff | 17.50 | 8 | Net:Gros | 50% | Gross | 28.571 | ha | Green Br | Green | | | | | | |
| | | | | First Home | 25% | % of Aff | 43.75 | 44 | | | Net | 14.286 | ha | Use | Agricultural | | | | | | |
| | | | | | | | 175 | 166 | | | | | | | | | | | | | |
| Market | | | | | | | | | | Affordable for Rent | | | Shared Ownership | | | First Homes | | | | | |
| | Beds | m2 | Circulation | 325 | Rounded | | m2 | m2 | Circulation | 114 | Rounded | m2 | 8 | Rounded | m2 | 44 | Rounded | m2 | | | |
| Terrace | 2 | 73 | 0.0% | 15% | 48.75 | 49 | 3,577 | 70 | 0.0% | 15% | 17.10 | 17 | 1,190 | 20% | 1.60 | 2 | 140 | 20% | 8.80 | 9 | 630 |
| Terrace | 3 | 86 | 0.0% | 10% | 32.50 | 33 | 2,638 | 84 | 0.0% | 15% | 17.10 | 17 | 1,428 | 15% | 1.20 | 1 | 84 | 15% | 6.60 | 7 | 588 |
| Terrace | 4 | 97 | 0.0% | | 0.00 | 0 | 0 | 97 | 0.0% | 5% | 5.70 | 6 | 582 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 2 | 81 | 0.0% | 15% | 48.75 | 49 | 3,969 | 79 | 0.0% | 15% | 17.10 | 17 | 1,343 | 25% | 2.00 | 2 | 158 | 25% | 11.00 | 11 | 869 |
| Semi | 3 | 98 | 0.0% | 20% | 65.00 | 65 | 6,370 | 93 | 0.0% | 15% | 17.10 | 17 | 1,581 | 10% | 0.80 | 1 | 93 | 10% | 4.40 | 4 | 372 |
| Semi | 4 | 106 | 0.0% | 10% | 32.50 | 33 | 3,498 | 106 | 0.0% | 5% | 5.70 | 6 | 636 | 10% | 0.80 | 1 | 106 | 10% | 4.40 | 4 | 424 |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | 102 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 4 | 130 | 0.0% | 10% | 32.50 | 33 | 4,290 | 115 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 5 | 140 | 0.0% | 10% | 32.50 | 33 | 4,620 | 119 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 1 | 40 | 10.0% | 10% | 32.50 | 30 | 1,320 | 39 | 10.0% | 30% | 34.20 | 34 | 1,459 | 20% | 1.60 | 1 | 43 | 20% | 8.80 | 9 | 386 |
| Flat to5 | 2 | 65 | 10.0% | | 0.00 | 0 | 0 | 61 | 10.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 0 | 74 | 10.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | 39 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | 61 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | 74 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| | | | | 100% | 325.00 | 325 | 30,482 | | | 100% | 114.00 | 114 | 8,219 | 100% | 8.00 | 8 | 624 | 100% | 44.00 | 44 | 3,269 |
| | | | | BCIS | | | | | | Occupants | | Population | | ha per dwelling | | | | | | | |
| | | | | Lower Q | Median | Used | m2 | | | Beds | Count | per unit | | 0.0019 | Local Open Space | | | | | | |
| Terrace | 2 | | | | 1,402 | 1,402 | 5,537 | 7,762,874 | | 2 | 77 | 0 | 0 | 0.0040 | Strategic Open Space | | | | | | |
| Terrace | 3 | | | | 1,402 | 1,402 | 4,938 | 6,323,076 | | 3 | 58 | 0 | 0 | 0.0024 | Natural Open Space | | | | | | |
| Terrace | 4 | | | | 1,402 | 1,402 | 582 | 815,964 | | 4 | 6 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Semi | 2 | | | | 1,434 | 1,434 | 6,339 | 3,090,126 | | 2 | 79 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Semi | 3 | | | | 1,434 | 1,434 | 8,416 | 12,068,544 | | 3 | 87 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Semi | 4 | | | | 1,434 | 1,434 | 4,664 | 6,688,176 | | 4 | 44 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Det | 3 | | | | 1,647 | 1,647 | 0 | 0 | | 3 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Det | 4 | | | | 1,647 | 1,647 | 4,290 | 7,065,630 | | 4 | 33 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Det | 5 | | | | 1,647 | 1,647 | 4,620 | 7,609,140 | | 5 | 33 | 0 | 0 | | | | | | | | |
| Flat to5 | 1 | | | | 1,612 | 1,612 | 3,208 | 5,170,651 | | 1 | 74 | 0 | 0 | | | | | | | | |
| Flat to5 | 2 | | | | 1,612 | 1,612 | 0 | 0 | | 2 | 0 | 0 | 0 | | | | | | | | |
| Flat to5 | 3 | | | | 1,612 | 1,612 | 0 | 0 | | 3 | 0 | 0 | 0 | | | | | | | | |
| Flat 6+ | 1 | | | | 1,906 | 1,906 | 0 | 0 | | 1 | 0 | 0 | 0 | | | | | | | | |
| Flat 6+ | 2 | | | | 1,906 | 1,906 | 0 | 0 | | 2 | 0 | 0 | 0 | | | | | | | | |
| Flat 6+ | 3 | | | | 1,906 | 1,906 | 0 | 0 | | 3 | 0 | 0 | 0 | | | | | | | | |
| | | | | | | | 42,594 | 63,194,181 | | | | Residents | 0 | | | | | | | | |
| | | | | | | | | 1,484 | £/m2 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | Open Space Requi | | 4.150 | | | | | |
| | | | | | | | | | | | | | | Gross - Net | | 14.286 | | | | | |
| | | | | | | | | | | | | | | Shortfall / Surplus | | 10.136 | | | | | |
| | | | | | | | | | | | | | | **** ha | | | | | | | |
| Summary | | | | | | | | | | | | | | Construction | | Salesable | | | | | |
| | | | | | | | | | | | | | | Units | m2 | Average | m2 | Average | | | |
| Market Housing | | | | | | | | | | | | | | 325 | 30,482 | 93.79 | 30,362 | 93.42 | | | |
| Aff - rented | | | | | | | | | | | | | | 114 | 8,219 | 72.09 | 8,086 | 70.93 | | | |
| Shared Ownership | | | | | | | | | | | | | | 8 | 624 | 77.99 | 620 | 77.50 | | | |
| First Homes | | | | | | | | | | | | | | 44 | 3,269 | 74.30 | 3,234 | 73.50 | | | |
| | | | | | | | | | | | | | | 491 | **** | | **** | | | | |

| | Green Brown Use | | Site 1 Green Agricultural | Site 2 Green Agricultural | Site 3 Green Agricultural | Site 4 Green Agricultural | Site 5 Green Agricultural | Site 6 Brown PDL | Site 7 Brown PDL | Site 8 Brown PDL | Site 9 Brown PDL | Site 10 Brown PDL | Site 11 Brown PDL | Site 12 Brown PDL | Site 13 Brown PDL | Site 14 Brown PDL |
|---------------------|-------------------------|---------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| AREA | Total | ha | 12.245 | 4.082 | 1.429 | 0.833 | 0.500 | 2.747 | 0.962 | 0.592 | 0.185 | 4.464 | 1.953 | 1.938 | 1.211 | 1.103 |
| | Gross | ha | 12.245 | 4.082 | 1.429 | 0.833 | 0.500 | 2.747 | 0.962 | 0.491 | 0.185 | 4.464 | 1.953 | 1.938 | 1.211 | 1.103 |
| | Net | ha | 8.571 | 2.857 | 1.143 | 0.667 | 0.400 | 1.923 | 0.763 | 0.385 | 0.185 | 3.125 | 1.563 | 1.550 | 0.969 | 0.882 |
| UNITS | Units | | 300 | 100 | 40 | 20 | 12 | 125 | 50 | 25 | 12 | 250 | 250 | 155 | 155 | 75 |
| UNIT SIZE | Market Housing | m2 | 93.95 | 95.75 | 97.54 | 93.38 | 116.50 | 84.27 | 84.23 | 84.59 | 95.75 | 77.54 | 81.10 | 77.49 | 81.01 | 77.92 |
| | Aff to rent | m2 | 71.70 | 71.88 | 73.08 | 63.76 | 65.63 | 67.66 | 67.88 | 67.32 | 50.97 | 63.63 | 66.52 | 63.71 | 66.60 | 63.61 |
| | Shared Ownership | m2 | 75.44 | 68.38 | 79.00 | 79.00 | 70.00 | 66.73 | 77.00 | 77.00 | 70.00 | 66.49 | 69.51 | 67.98 | 71.07 | 63.80 |
| | First Homes | m2 | 76.17 | 74.09 | 68.98 | 79.00 | 70.00 | 74.58 | 73.50 | 77.00 | 70.00 | 67.90 | 70.99 | 67.02 | 70.07 | 67.73 |
| BASE CONSTRUCTION | BCIS | €/m2 | 1,484 | 1,484 | 1,485 | 1,473 | 1,530 | 1,453 | 1,448 | 1,437 | 1,459 | 1,612 | 1,906 | 1,612 | 1,906 | 1,612 |
| | Site Costs | % | 15% | 15% | 15% | 15% | 10% | 15% | 15% | 15% | 15% | 10% | 10% | 10% | 10% | 10% |
| | Abnormals | % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% |
| | | € | 320,000 | 109,000 | 45,000 | 19,000 | 21,200 | 75,000 | 30,000 | 15,000 | 7,200 | 150,000 | 150,000 | 93,000 | 93,000 | 45,000 |
| | Contingency Small Sites | % | 2.5% | 2.5% | 2.5% | 2.5% | 2.5% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% |
| FEES | Professional | €/unit | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| | Planning <50 | €/unit | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 |
| | Planning >50 | €/unit | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 |
| SALES | Agents | % | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% |
| | Legal | % | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% |
| | | €/unit | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Misc. | % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| ACQUISITION | Agents | % | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% |
| | Legal | % | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% |
| DEVELOPER'S RETURN | Market Housing | % Value | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% |
| | Affordable Housing | % Value | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% |
| | First Homes | % Value | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% |
| FINANCE | Fees | 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Interest | | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% |
| | Legal and Valuation | | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| LAND | EUV | | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 |
| | Premium | % EUV | 0% | 0% | 0% | 0% | 0% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| | Premium | €/ha | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Easements etc | € | | | | | | | | | | | | | | |
| VALUES | Market Housing | €/m2 | 4,672 | 4,672 | 4,900 | 4,900 | 4,900 | 4,900 | 4,900 | 4,900 | 4,900 | 5,300 | 5,300 | 5,300 | 5,300 | 5,300 |
| | Aff Rent | €/m2 | 2,570 | 2,570 | 2,695 | 2,695 | 2,695 | 2,695 | 2,695 | 2,695 | 2,695 | 2,915 | 2,915 | 2,915 | 2,915 | 2,915 |
| | Social Rent | €/m2 | 2,336 | 2,336 | 2,450 | 2,450 | 2,450 | 2,450 | 2,450 | 2,450 | 2,450 | 2,650 | 2,650 | 2,650 | 2,650 | 2,650 |
| | Shared Ownership | €/m2 | 3,270 | 3,270 | 3,430 | 3,430 | 3,430 | 3,430 | 3,430 | 3,430 | 3,430 | 3,710 | 3,710 | 3,710 | 3,710 | 3,710 |
| | First Homes | €/m2 | 2,959 | 2,919 | 3,213 | 3,165 | 3,430 | 3,180 | 3,300 | 3,182 | 3,430 | 3,565 | 3,565 | 3,566 | 3,566 | 3,596 |
| GRANT | Intermediate to Buy | €/unit | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Affordable Rent | €/unit | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Social Rent | €/unit | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| POLICY REQUIREMENTS | Biodiversity NG | % | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% |
| | | €/ha | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | CO2 Plus | % | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| | | €/m2 | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Acc & Adpt | % | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| | | €/m2 | 14.71 | 14.71 | 14.71 | 14.71 | 4.03 | 14.71 | 14.71 | 4.03 | 4.03 | 14.71 | 14.71 | 14.71 | 14.71 | 14.71 |
| | Water | €/m2 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 |
| | Over Extra 1 | % | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| | | €/m2 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Over Extra 2 | % | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| | | €/m2 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | CIL | €/m2 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 |
| | Pre CIL ≥106 | €/unit | 16,500 | 16,500 | 16,500 | 16,500 | 16,500 | 14,000 | 14,000 | 14,000 | 2,000 | 8,500 | 8,500 | 8,500 | 8,500 | 8,500 |
| | Post CIL ≥106 | €/unit | 16,500 | 16,500 | 16,500 | 16,500 | 16,500 | 14,000 | 14,000 | 14,000 | 2,000 | 8,500 | 8,500 | 8,500 | 8,500 | 8,500 |

| | | Site 1 Green Agricultural | Site 2 Green Agricultural | Site 3 Green Agricultural | Site 4 Green Agricultural | Site 5 Green Agricultural | Site 6 Brown PDL | Site 7 Brown PDL | Site 8 Brown PDL | Site 9 Brown PDL | Site 10 Brown PDL | Site 11 Brown PDL | Site 12 Brown PDL | Site 13 Brown PDL | Site 14 Brown PDL |
|---------------------|-----------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Green Brown Use | | | | | | | | | | | | | | | |
| Post CIL s106 | £/unit | 16,500 | 16,500 | 16,500 | 16,500 | 16,500 | 14,000 | 14,000 | 14,000 | 2,000 | 8,500 | 8,500 | 8,500 | 8,500 | 8,500 |
| Inf Tariff | % GDV | | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Affordable Housing | | | | | | | | | | | | | | | |
| Overall | | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% |
| Aff Rent | 65.0% | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% |
| Social Rent | | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Shared Ownership | 10.0% | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% |
| First Homes | 25% | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% |
| ABNORMALS | | | | | | | | | | | | | | | |
| CARRY UP | | 320,000 | 103,000 | 45,000 | 19,000 | 21,200 | 75,000 | 30,000 | 15,000 | 7,200 | 150,000 | 150,000 | 93,000 | 93,000 | 45,000 |
| Garages | Detached | 40 | 14 | 6 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Factor | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| | Number | 20 | 7 | 3 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Cost | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 |
| | | 140,000 | 49,000 | 21,000 | 7,000 | 14,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EV Charging | Factor | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | Cost | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 |
| | | 180,000 | 60,000 | 24,000 | 12,000 | 7,200 | 75,000 | 30,000 | 15,000 | 7,200 | 150,000 | 150,000 | 93,000 | 93,000 | 45,000 |
| | Group Charger GT Site | | | | | | | | | | | | | | |
| | Open Space ETC | | | | | | | | | | | | | | |
| Pre CIL s106 | Education Base | 12,463 | 12,802 | 12,812 | 13,245 | 13,472 | 11,768 | 12,205 | 12,357 | 0 | 6,404 | 6,374 | 6,378 | 6,378 | 6,393 |
| | Other s106 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 |
| | | 16,463 | 16,802 | 16,812 | 17,245 | 17,472 | 13,768 | 14,205 | 14,357 | 2,000 | 8,404 | 8,374 | 8,378 | 8,378 | 8,393 |
| FINANCE FEE | | | | | | | | | | | | | | | |
| Peak Borrowing | | -23,166,597 | -14,409,346 | -8,056,699 | -4,721,350 | -3,434,948 | -15,306,434 | -3,367,266 | -4,741,379 | -2,792,100 | -25,232,640 | -25,564,720 | -19,775,649 | -21,437,760 | -14,319,265 |
| | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable | | 35% | 35% | 35% | 35% | 35% | 35% | 35% | 35% | 35% | 35% | 35% | 35% | 35% | 35% |
| Aff - rented | | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% |
| Shared Ownership | | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% |
| First Homes | | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% |
| Aff - rented | | 63 | 23 | 9 | 5 | 3 | 11 | 6 | 3 | 57 | 57 | 35 | 35 | 35 | 17 |
| Market Housing | | 195 | 65 | 26 | 13 | 8 | 61 | 33 | 16 | 8 | 163 | 162 | 101 | 101 | 48 |
| Aff - rented | | 68 | 23 | 9 | 5 | 3 | 11 | 6 | 3 | 57 | 57 | 35 | 35 | 35 | 17 |
| Shared Ownership | | 11 | 4 | 1 | 0 | 0 | 4 | 2 | 1 | 0 | 3 | 3 | 5 | 5 | 3 |
| First Homes | | 26 | 9 | 4 | 2 | 1 | 11 | 4 | 2 | 1 | 22 | 22 | 14 | 14 | 7 |
| Market Housing | | 18,320 | 6,224 | 2,536 | 1,214 | 932 | 6,826 | 2,780 | 1,354 | 766 | 12,639 | 13,139 | 7,827 | 8,182 | 3,740 |
| Aff - rented | | 4,876 | 1,653 | 658 | 319 | 197 | 1,894 | 747 | 404 | 153 | 3,627 | 3,792 | 2,230 | 2,331 | 1,081 |
| Shared Ownership | | 830 | 276 | 79 | 0 | 0 | 267 | 154 | 70 | 0 | 598 | 626 | 340 | 355 | 191 |
| First Homes | | 1,961 | 667 | 276 | 158 | 70 | 820 | 294 | 154 | 70 | 1,434 | 1,562 | 938 | 961 | 474 |
| Open Space Required | | 2,490 | 0,830 | 0,332 | 0,166 | 0,100 | 1,038 | 0,415 | 0,208 | 0,100 | 2,075 | 2,075 | 1,287 | 0,667 | 0,623 |
| Gross - Net | | 3,673 | 1,224 | 0,286 | 0,167 | 0,100 | 0,824 | 0,192 | 0,096 | 0,000 | 1,339 | 0,391 | 0,388 | 0,242 | 0,221 |
| Shortfall / Surplus | | 1,183 | 0,334 | -0,046 | 0,001 | 0,000 | -0,213 | -0,223 | -0,111 | -0,100 | -0,736 | -1,664 | -0,833 | -0,424 | -0,402 |
| m2 | | 26,006 | 8,820 | 3,549 | 1,770 | 1,199 | 9,808 | 3,974 | 1,961 | 989 | 18,358 | 19,118 | 11,334 | 11,850 | 5,487 |
| BCIS Total | | 38,586,936 | 13,085,532 | 5,269,039 | 2,606,156 | 1,834,711 | 14,249,576 | 5,753,998 | 2,847,343 | 1,443,059 | 29,592,335 | 36,438,146 | 18,271,053 | 22,585,338 | 8,844,722 |
| Education | Early Years | 21,559 | 22.86 | 7.83 | 3.15 | 1.62 | 0.99 | 9 | 3.735 | 1.89 | 9.765 | 9.72 | 6.03 | 6.03 | 2.925 |
| | Primary Places | 21,559 | 76 | 26.1 | 10.5 | 5.4 | 3.3 | 30 | 12.45 | 6.3 | 32.55 | 32.4 | 20.1 | 20.1 | 9.75 |
| | Secondary Places | 26,105 | 51 | 17.4 | 7 | 3.6 | 2.2 | 20 | 8.3 | 4.2 | 21.7 | 21.6 | 13.4 | 13.4 | 6.5 |
| | Plus 16 Places | 26,105 | 11 | 3.62 | 1.45 | 0.75 | 0.45 | 4.14 | 1.71 | 0.87 | 4.68 | 4.66 | 2.89 | 2.89 | 1.4 |
| Early Years | | 492,839 | 168,807 | 67,911 | 34,926 | 21,343 | 194,031 | 80,523 | 40,747 | 0 | 210,524 | 209,553 | 130,001 | 130,001 | 63,060 |
| Primary Places | | 1,642,796 | 562,630 | 226,370 | 116,419 | 71,145 | 646,770 | 268,410 | 135,822 | 0 | 701,745 | 698,512 | 433,336 | 433,336 | 210,200 |
| Secondary Places | | 1,326,134 | 454,227 | 182,735 | 93,378 | 57,431 | 522,100 | 216,672 | 109,641 | 0 | 566,479 | 563,868 | 349,807 | 349,807 | 169,683 |
| Plus 16 Places | | 277,235 | 94,500 | 37,852 | 19,579 | 11,747 | 108,075 | 44,640 | 22,711 | 0 | 122,171 | 121,649 | 75,443 | 75,443 | 36,547 |
| | | 3,739,004 | 1,280,224 | 514,868 | 264,901 | 161,666 | 1,470,976 | 610,243 | 308,921 | 0 | 1,600,919 | 1,593,582 | 988,587 | 988,587 | 479,430 |
| | | 12,463 | 12,802 | 12,812 | 13,245 | 13,472 | 11,768 | 12,205 | 12,357 | 0 | 6,404 | 6,374 | 6,378 | 6,378 | 6,393 |

| | Green Brown Use | | Site 15 Brown PDL | Site 16 Brown PDL | Site 17 Green Paddock | Site 18 Green Paddock | Site 19 Green Paddock | Site 20 Brown PDL | Site 21 Brown PDL | Site 22 Brown PDL | Site 23 Green Agricultural | Site 24 Green Agricultural | Site 25 Green Agricultural | Site 26 Green Agricultural | Site 27 Green Agricultural | Site 28 Brown PDL |
|---------------------|---------------------------|---------|----------------------|----------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|----------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|----------------------|
| AREA | Total | ha | 0.438 | 0.160 | 0.300 | 0.133 | 0.033 | 0.222 | 0.167 | 0.033 | 150.000 | 100.000 | 85.714 | 44.639 | 28.571 | 3.472 |
| | Gross | ha | 0.438 | 0.160 | 0.300 | 0.133 | 0.033 | 0.200 | 0.167 | 0.033 | 150.000 | 100.000 | 85.714 | 44.639 | 28.571 | 3.472 |
| | Net | ha | 0.438 | 0.160 | 0.300 | 0.133 | 0.033 | 0.200 | 0.133 | 0.033 | 75.000 | 50.000 | 42.857 | 28.571 | 14.286 | 3.125 |
| UNITS | Units | | 35 | 12 | 9 | 4 | 1 | 9 | 6 | 1 | 3000 | 2000 | 1500 | 1000 | 500 | 500 |
| UNIT SIZE | Market Housing | m2 | 77.48 | 79.75 | 109.78 | 116.50 | 140.00 | 83.56 | 81.67 | 130.00 | 93.32 | 93.30 | 93.43 | 93.35 | 93.79 | 77.56 |
| | Aff to rent | m2 | 63.33 | 67.10 | 109.78 | 116.50 | 140.00 | 83.56 | 81.67 | 130.00 | 71.89 | 71.90 | 71.91 | 71.82 | 72.09 | 63.63 |
| | Shared Ownership | m2 | 67.10 | 67.10 | 109.78 | 116.50 | 140.00 | 83.56 | 81.67 | 130.00 | 74.87 | 74.87 | 74.26 | 76.75 | 77.93 | 66.43 |
| | First Homes | m2 | 63.80 | 67.10 | 109.78 | 116.50 | 140.00 | 83.56 | 81.67 | 130.00 | 74.71 | 75.15 | 74.88 | 75.12 | 74.30 | 67.03 |
| BASE CONSTRUCTION | BCIS | £/m2 | 1,612 | 1,612 | 1,520 | 1,557 | 1,647 | 1,451 | 1,402 | 1,647 | 1,484 | 1,483 | 1,483 | 1,484 | 1,484 | 1,612 |
| | Site Costs | % | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 13% | 13% | 13% | 13% | 13% | 15% |
| | Abnormals | % | 5.0% | 5.0% | 0.0% | 0.0% | 0.0% | 5.0% | 5.0% | 5.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 5.0% |
| | | £ | 21,000 | 7,200 | 15,900 | 3,400 | 4,100 | 5,400 | 3,600 | 4,100 | 3,165,000 | 2,110,000 | 1,586,000 | 1,055,000 | 531,000 | 300,000 |
| | Contingency Small Sites | % | 5.0% | 5.0% | 2.5% | 2.5% | 2.5% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% |
| FEEES | Professional Planning <50 | £/unit | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 | 462 |
| | Professional Planning >50 | £/unit | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 |
| SALES | Agents | % | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% |
| | Legal | % | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% |
| | Misc. | % | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| ACQUISITION | Agents | % | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% |
| | Legal | % | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% | 0.5% |
| DEVELOPER'S RETURN | Market Housing | % Value | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% |
| | Affordable Housing | % Value | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% |
| | First Homes | % Value | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% | 17.5% |
| FINANCE | Fees | 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Interest | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% | 7.5% |
| | Legal and Valuation | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| LAND | EUV | | 1,100,000 | 1,100,000 | 25,000 | 25,000 | 25,000 | 1,100,000 | 1,100,000 | 1,100,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 1,100,000 |
| | Premium | % EUV | 20% | 20% | 0% | 0% | 0% | 20% | 20% | 20% | 0% | 0% | 0% | 0% | 0% | 20% |
| | Premium | £/ha | 0 | 0 | 500,000 | 500,000 | 500,000 | 0 | 0 | 0 | 225,000 | 225,000 | 225,000 | 225,000 | 225,000 | 0 |
| | Easements etc | £ | | | | | | | | | | | | | | |
| VALUES | Market Housing | £/m2 | 4,900 | 4,900 | 5,000 | 5,000 | 5,000 | 4,900 | 4,900 | 4,900 | 4,672 | 4,672 | 4,672 | 4,672 | 4,672 | 5,300 |
| | Aff Rent | £/m2 | 2,635 | 2,635 | 2,750 | 2,750 | 2,750 | 2,635 | 2,635 | 2,635 | 2,570 | 2,570 | 2,570 | 2,570 | 2,570 | 2,915 |
| | Social Rent | £/m2 | 2,450 | 2,450 | 2,500 | 2,500 | 2,500 | 2,450 | 2,450 | 2,450 | 2,336 | 2,336 | 2,336 | 2,336 | 2,336 | 2,650 |
| | Shared Ownership | £/m2 | 3,430 | 3,430 | 3,500 | 3,500 | 3,500 | 3,430 | 3,430 | 3,430 | 3,270 | 3,270 | 3,270 | 3,270 | 3,270 | 3,710 |
| | First Homes | £/m2 | 3,408 | 3,430 | 0 | 0 | 0 | 0 | 0 | 0 | 2,991 | 2,984 | 2,989 | 2,986 | 3,002 | 3,573 |
| GRANT | Intermediate to Buy | £/unit | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Affordable Rent | £/unit | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Social Rent | £/unit | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| POLICY REQUIREMENTS | Biodiversity NG | % | 0.50% | 0.50% | 0.10% | 0.10% | 0.10% | 0.50% | 0.50% | 0.50% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.50% |
| | | £/ha | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | CO2 Plus | % | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| | | £/m2 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Acc & Adpt | % | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| | | £/m2 | 14.71 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 4.03 | 14.71 | 14.71 | 14.71 | 14.71 | 14.71 | 14.71 |
| | Water | £/m2 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 |
| | Over Extra 1 | % | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| | | £/m2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Over Extra 2 | % | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| | | £/m2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | CIL | £/m2 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 |
| | Pre CIL s106 | £/unit | 8,500 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 50,000 | 40,000 | 40,000 | 40,000 | 25,000 | 25,000 |
| | Post CIL s106 | £/unit | 8,500 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 50,000 | 40,000 | 40,000 | 40,000 | 25,000 | 25,000 |

| Green Brown Use | | Site 15 Brown PDL | Site 16 Brown PDL | Site 17 Green Paddock | Site 18 Green Paddock | Site 19 Green Paddock | Site 20 Brown PDL | Site 21 Brown PDL | Site 22 Brown PDL | Site 23 Green Agricultural | Site 24 Green Agricultural | Site 25 Green Agricultural | Site 26 Green Agricultural | Site 27 Green Agricultural | Site 28 Brown PDL |
|----------------------------|------------------|----------------------|----------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|----------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|----------------------|
| CIL | £/m2 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 | 186.45 |
| Pre CIL s106 | £/unit | 8,500 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 50,000 | 40,000 | 40,000 | 40,000 | 25,000 | 25,000 |
| Post CIL s106 | £/unit | 8,500 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 50,000 | 40,000 | 40,000 | 40,000 | 25,000 | 25,000 |
| Inf Tariff | % GDV | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Affordable Housing Overall | | 35.0% | 35.0% | | | | | | | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% | 35.0% |
| Aff Rent | 65.0% | 22.8% | 22.8% | | | | | | | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% | 22.8% |
| Social Rent | | 0.0% | 0.0% | | | | | | | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Shared Ownership | 10.0% | 3.5% | 3.5% | | | | | | | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% | 3.5% |
| First Homes | 25% | 8.8% | 8.8% | | | | | | | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% | 8.8% |
| ABNORMALS | | | | | | | | | | | | | | | |
| CARRY UP | | 21,000 | 7,200 | 15,300 | 9,400 | 4,100 | 5,400 | 3,600 | 4,100 | 3,165,000 | 2,110,000 | 1,586,000 | 1,055,000 | 531,000 | 300,000 |
| Garages | Detached | 0 | 0 | 3 | 2 | 1 | 0 | 0 | 1 | 330 | 260 | 136 | 130 | 66 | 66 |
| | Factor | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| | Number | 0 | 0 | 1.5 | 1 | 0.5 | 0 | 0 | 0.5 | 135 | 130 | 68 | 65 | 33 | 0 |
| | Cost | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 | 7,000 |
| EV Charging | Factor | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | Cost | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 |
| | Group Charger | 21,000 | 7,200 | 5,400 | 2,400 | 600 | 5,400 | 3,600 | 600 | 1,800,000 | 1,200,000 | 900,000 | 600,000 | 300,000 | 300,000 |
| | GT Site | | | | | | | | | | | | | | |
| Pre CIL s106 | Open Space ETC | 6,326 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| | Education Base | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 50,000 | 40,000 | 40,000 | 40,000 | 25,000 | 25,000 |
| | Other s106 | 8,326 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 50,000 | 40,000 | 40,000 | 40,000 | 25,000 | 25,000 |
| FINANCE FEE | | | | | | | | | | | | | | | |
| Peak Borrowing | | -7,065,193 | -2,478,380 | -3,567,280 | -1,705,635 | -542,822 | -2,590,522 | -1,730,058 | -493,368 | -198,113,481 | -198,113,481 | -111,462,545 | -76,374,683 | -33,784,031 | -46,471,228 |
| | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable | | 35% | 35% | 0% | 0% | 0% | 0% | 0% | 0% | 35% | 35% | 35% | 35% | 35% | 35% |
| Aff - rented | | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% | 65% |
| Shared Ownership | | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% | 10% |
| First Homes | | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 25% |
| Aff - rented | | 8 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 683 | 455 | 341 | 228 | 114 | 114 |
| Market Housing | | 23 | 8 | 3 | 4 | 1 | 3 | 6 | 1 | 1,950 | 1,300 | 975 | 650 | 325 | 325 |
| Aff - rented | | 8 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 683 | 455 | 341 | 228 | 114 | 114 |
| Shared Ownership | | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52 | 70 | 53 | 17 | 8 | 18 |
| First Homes | | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 263 | 175 | 131 | 88 | 44 | 44 |
| Market Housing | | 1,782 | 638 | 368 | 466 | 140 | 752 | 430 | 130 | 181,368 | 121,290 | 91,094 | 60,678 | 30,482 | 25,207 |
| Aff - rented | | 507 | 201 | 0 | 0 | 0 | 0 | 0 | 0 | 49,103 | 32,714 | 24,523 | 16,374 | 8,219 | 7,253 |
| Shared Ownership | | 67 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,893 | 5,241 | 3,936 | 1,305 | 624 | 1,197 |
| First Homes | | 191 | 67 | 0 | 0 | 0 | 0 | 0 | 0 | 19,648 | 13,151 | 9,803 | 6,610 | 3,269 | 2,943 |
| Open Space Required | | 0.291 | 0.052 | 0.022 | 0.010 | 0.002 | 0.022 | 0.014 | 0.002 | 24.900 | 16.600 | 12.450 | 8.300 | 4.150 | 4.150 |
| Gross - Net | | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.033 | 0.000 | 75.000 | 50.000 | 42.857 | 16.127 | 14.286 | 0.347 |
| Shortfall / Surplus | | -0.291 | -0.052 | -0.022 | -0.010 | -0.002 | -0.022 | 0.013 | -0.002 | 50.100 | 33.400 | 30.407 | 7.827 | 10.136 | -3.803 |
| m2 | | 2,548 | 306 | 368 | 466 | 140 | 752 | 430 | 130 | 254,611 | 172,336 | 123,362 | 84,967 | 42,534 | 36,606 |
| BCIS Total | | 4,106,731 | 1,461,117 | 1,501,992 | 725,754 | 230,580 | 1,091,264 | 686,380 | 214,110 | 377,788,916 | 255,693,312 | 191,879,303 | 126,059,185 | 63,194,181 | 59,008,550 |
| Education | Early Years | 21,559 | 1.35 | | | | | | | 223.74 | 151.65 | 113.85 | 74.7 | 37.53 | 19.44 |
| | Primary Places | 21,559 | 4.5 | | | | | | | 745.8 | 505.5 | 379.5 | 249 | 125.1 | 64.8 |
| | Secondary Places | 26,105 | 3 | | | | | | | 497.2 | 337 | 253 | 166 | 83.4 | 43.2 |
| | Plus 16 Places | 26,105 | 0.65 | | | | | | | 104.06 | 70.55 | 52.95 | 34.73 | 17.42 | 9.33 |
| Early Years | | 29,105 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,823,611 | 3,269,422 | 2,454,432 | 1,610,457 | 809,109 | 419,107 |
| Primary Places | | 97,016 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,078,702 | 10,898,075 | 8,181,641 | 5,368,191 | 2,697,031 | 1,397,023 |
| Secondary Places | | 78,315 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,979,406 | 8,797,385 | 6,604,565 | 4,333,430 | 2,177,157 | 1,127,736 |
| Plus 16 Places | | 16,368 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,716,486 | 1,841,708 | 1,382,260 | 906,627 | 454,749 | 243,560 |
| | | 221,403 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,538,205 | 24,806,530 | 18,622,957 | 12,218,705 | 6,138,046 | 3,187,426 |
| | | 6,326 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,199 | 12,403 | 12,415 | 12,219 | 12,276 | 6,375 |

| Large GF 100 Urban Edge | | | | | | | |
|-------------------------|-----------------|----------|--------|--------|-------|------------|-------|
| INCOME | Av Size | m2 | % | Number | Price | GDV | GIA |
| | | | | | €/m2 | € | m2 |
| Market Housing | 95.6 | 95.61 | 65.00% | 45 | 4,672 | 210,037.76 | 6,224 |
| Affordable Overall | | | | | | | |
| Affordable Rent | 71.9 | 70.70 | 22.75% | 35 | 2,670 | 4,132,758 | 1,638 |
| Social Rent | 71.9 | 70.70 | 0.00% | 0 | 0 | 0 | 0 |
| Share Ownership | 44.8 | 44.80 | 3.25% | 4 | 2,270 | 778,356 | 244 |
| First Home | 74.1 | 73.22 | 6.75% | 9 | 2,979 | 1,900,421 | 648 |
| Grant and Subsidy | Affordable Rent | | | | 0 | 0 | 0 |
| | Social Rent | | | | 0 | 0 | 0 |
| | Share Ownership | | | | 0 | 0 | 0 |
| SITEAREA - Net | 2,857 ha | | | 35 | /ha | 35,423,397 | 5,749 |
| SITEAREA - Gross | 4,032 ha | | | 25 | /ha | | |
| Seller per Quarter | 0 | | | | | | |
| Unit Build Time | 2 | Quarters | | | | | |

| Residual Land Value | Whole Site | PerhaNET | PerhaGROSS | RUN Residual Macro cost |
|---------------------|------------|-----------|------------|-------------------------|
| Location Value | 5,274,377 | 1,649,492 | 1,251,977 | 0 |
| Uplift | 0 | 0 | 25,000 | 0 |
| Flux/ha | 500,000 | 2,040,336 | 500,000 | 0 |
| Residual Land Value | 2,142,957 | 925,888 | | 0 |
| Additional Profit | 4,251,076 | 777 | | 0 |

| DEVELOPMENT COSTS | | | |
|--------------------|---------------------|------|------------|
| LAND | Item | Unit | Total |
| LAND | Land | € | 252,164 |
| | Stamp Duty | € | 79,101 |
| | Lease Acquisition | € | 332,270 |
| FEAR | Planning | € | 30,000 |
| | Professional | € | 1,907,423 |
| CONSTRUCTION | Build Cost | € | 15,837,382 |
| | 10% FCL/FF | € | 2,100,465 |
| | Contingency | € | 318,458 |
| | Alternative | € | 109,900 |
| FINANCE | Finance Interest | € | 0 |
| | Leasehold Valuation | € | 0 |
| SALES | Agents | € | 1,074,599 |
| | Leads | € | 179,117 |
| | Misc | € | 0 |
| Developer Profit | | | 5,075,444 |
| Market Housing | | | 859,444 |
| Affordable Housing | | | 333,374 |

| Planning fee calc | | | |
|----------------------------|------|------|-----------|
| Planning fee for | Area | Rate | Total |
| Net Area | 100 | € | 23,000 |
| Net Area under 50 | 50 | € | 121 |
| Net Area over 50 | 50 | € | 30,000 |
| Stamp duty calc - Residual | | | 5,274,377 |
| Land payment | | | 252,164 |
| Stamp duty calc - Residual | | | 2,142,957 |
| Land payment | | | 36,147 |
| Part OIL/10% | | | 1,550,000 |
| Part OIL/10% | 156 | € | 1,160,465 |
| In/Tariff | | | 0 |

| Build Cost | | | |
|--------------|------|--------|----------|
| Item | Unit | Rate | Total |
| O2/Fur | € | 3.00% | 1,433.42 |
| Acc 8 Adpt | € | 0.00% | 0.00 |
| Water | € | 0.00% | 14.71 |
| Over Extra 1 | € | 0.00% | 0.00 |
| Over Extra 2 | € | 0.00% | 0.00 |
| Small Site | € | 0.00% | 0.00 |
| Site Costs | € | 15.00% | 1,542.92 |
| BNS | € | 0.10% | 177.58 |

| RESIDUAL CASH FLOW FOR INTEREST | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | | | | | | | | | | |
|---------------------------------|--------|--------|--------|--------|--------|--------|----|----|----|----|----|----|----|----|----|----|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |

| | | | | | | | | | | | | | | | | | |
|--------------------------------------|------------------|------------------|------------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------|----------------|----------------|----------------|----------|
| INCOME | | | | | | | | | | | | | | | | | |
| Market Housing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Social Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Share Ownership | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | | | | | | | | | | | | |
| Stamp Duty | 252,164 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | 79,101 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional | 752,911 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - 10% FCL/FF | 1,640,465 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 |
| Contingency | 0 | 7,719 | 20,717 | 36,254 | 44,023 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 |
| Absentee | 0 | 0 | 2,188 | 5,433 | 10,173 | 12,353 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leasehold Valuation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Asset | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PRO | 1,116,041 | 1,169,465 | 1,197,588 | 943,199 | 1,659,583 | 2,044,279 | 2,197,407 | 2,247,548 | 2,272,636 | 2,272,636 | 2,272,636 | 1,949,243 | 857,851 | 159,458 | 159,458 | 159,458 | 0 |

| Developer Return | Market Housing | Affordable Rent | Social Rent | Share Ownership | First Home | Grant and Subsidy |
|-------------------|----------------|-----------------|-------------|-----------------|-------------|-------------------|
| Land | 5,274,377 | 119,802 | 143,897 | 167,249 | 189,091 | 222,546 |
| Interest | | | | | | |
| Market Housing | | | | | | |
| Affordable Rent | | | | | | |
| Social Rent | | | | | | |
| Share Ownership | | | | | | |
| First Home | | | | | | |
| Grant and Subsidy | | | | | | |
| CapFlux | -6,389,489 | -1,820,247 | -1,251,316 | -1,100,460 | -1,835,674 | -2,225,345 |
| Opinion Balance | -6,389,489 | -7,445,725 | -8,241,040 | -10,031,493 | -11,870,173 | -14,097,818 |

| CASH FLOW FOR OIL ADDITIONAL PROFIT | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | | | | | | | | | | |
|--------------------------------------|------------------|------------------|------------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------|----------------|----------------|----------------|-----------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| INCOME | | | | | | | | | | | | | | | | |
| Market Housing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Social Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Share Ownership | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | | | | | | | | | | | |
| Stamp Duty | 252,164 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | 79,101 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional | 752,911 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - 10% FCL/FF | 1,640,465 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 |
| Contingency | 0 | 7,719 | 20,717 | 36,254 | 44,023 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 |
| Absentee | 0 | 0 | 2,188 | 5,433 | 10,173 | 12,353 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leasehold Valuation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Asset | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PRO | 4,491,257 | 1,169,465 | 1,197,588 | 943,199 | 2,216,444 | 2,044,241 | 2,197,407 | 2,247,548 | 2,272,636 | 2,272,636 | 1,949,243 | 857,851 | 159,458 | 159,458 | 159,458 | 0 |
| Far OIL calculation | | | | | | | | | | | | | | | | |
| Developer Return | Interest | 14,224 | 85,803 | 101,178 | 133,394 | 192,444 | 233,950 | 249,742 | 239,902 | 216,915 | 182,982 | 148,432 | 99,861 | 37,318 | 0 | 0 |
| Market Housing | | | | | | | | | | | | | | | | |
| Affordable Rent | | | | | | | | | | | | | | | | |
| Social Rent | | | | | | | | | | | | | | | | |
| Share Ownership | | | | | | | | | | | | | | | | |
| First Home | | | | | | | | | | | | | | | | |
| Grant and Subsidy | | | | | | | | | | | | | | | | |
| CapFlux | -4,491,257 | -14,224 | -1,192,311 | -1,411,630 | -2,349,240 | -2,746,935 | -1,842,220 | 524,763 | 1,899,246 | 1,349,159 | 2,895,121 | 3,240,958 | 4,111,021 | 4,141,339 | 0 | 0 |
| Opinion Balance | -4,491,257 | -6,574,161 | -8,745,452 | -7,311,382 | -9,770,352 | -16,477,347 | -10,319,854 | -16,748,100 | -11,841,103 | -9,785,857 | -7,816,388 | -6,333,244 | -1,980,281 | 1,120,740 | 1,249,079 | 1,249,079 |

| Site 3 Medium GF - 40 within edge | | | | | | |
|-----------------------------------|------------------|---------|--------|--------|-------|------------|
| INCOME | Av Site | m2 | % | Number | Price | GDY |
| | | | | | €/m2 | € |
| Market Hearing | Over | Net | 45.00% | 24 | 4,100 | 12,406,000 |
| Affordable Overall | | | 3% | 14 | 2,495 | 1,764,314 |
| Affordable Rent | | | 0.00% | 0 | 2,450 | 0 |
| Shared Ownership | | | 2.80% | 1 | 3,430 | 379,350 |
| First Home | | | 0.75% | 4 | 3,213 | 764,635 |
| Grant and Subsidy | Affordable Rent | | | | 0 | 0 |
| | Shared Ownership | | | | 0 | 0 |
| | | | | | 0 | 0 |
| SITE AREA - Net | 1,143 | ha | 35 | ha | | 15,311,100 |
| SITE AREA - Over | 1,424 | ha | 28 | ha | | 3,593 |
| Seller per Quarter | 0 | | | | | |
| Unit/Built Time | 3 | Quarter | | | | |

| Development Value | Whole Site | Perkaret | PerkareBOS |
|-----------------------|------------|-----------|------------|
| Excluding Value | 2,419,441 | 2,349,545 | 1,110,433 |
| Unit | € | € | € |
| Plot/ha | 500,000 | 714,235 | 500,000 |
| Backmarket Land Value | 759,088 | | 525,000 |
| Additional Profit | 2,449,155 | 4m2 | 1,400 |

RESIDUAL CASH FLOW FOR INTEREST

| INCOME | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|--------------------------|--------|--------|-----------|-----------|-----------|-----------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 |
| Units Started | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Hearing | 0 | 0 | 1,550,550 | 1,550,550 | 3,061,700 | 3,061,700 |
| Affordable Rent | 0 | 0 | 220,039 | 220,039 | 440,079 | 440,079 |
| Shared Ownership | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 47,420 | 47,420 | 94,840 | 94,840 |
| Grant and Subsidy | 0 | 0 | 95,840 | 95,840 | 191,680 | 191,680 |
| Stamp Duty | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Total | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty - Residential | 0 | | | | | |

| Site 5 Medium GF - 12 urban edge | | | | | | | |
|----------------------------------|------------------|------------|-----------|--------|------------|-----------|--------|
| INCOME | Av Size | m2 | X | Number | Price €/m2 | GDV € | GIA m2 |
| Market Housing | Group | Net | 16.50% | 8 | 4,900 | 4,852,430 | 909 |
| Affordable Overall | 65.6 | 44,233 | 2.8% | 42 | | | 174 |
| Affordable Rent | 65.6 | 44,233 | 32.75% | 2 | 2,448 | 473,323 | |
| Social Rent | 70.0 | 70,000 | 3.85% | 0 | 2,450 | 0 | |
| Shared Ownership | 70.0 | 70,000 | 3.85% | 0 | 2,420 | 100,842 | |
| First Home | 70.0 | 70,000 | 8.75% | 1 | 2,420 | 252,105 | 74 |
| Grant and Subsidy | Affordable Rent | | | | 0 | 0 | |
| | Social Rent | | | | 0 | 0 | |
| | Shared Ownership | | | | 0 | 0 | |
| SITE AREA - Net | 0.400 ha | | | 30 | | | |
| SITE AREA - Gross | 0.200 ha | | | 24 | | | |
| Seller per Quarter | 0 | | | | | | |
| Unit/Build Time | 3.0 quarter | | | | | | |
| Whole Site | PerchMET | PerchBROSS | | | | | |
| Residual Land Value | 1,427,244 | 2,427,245 | 2,125,312 | | | | |
| Location Value | 6,200 | 25,000 | 0 | | | | |
| Uplift | 0 | 0 | 500,000 | | | | |
| Plus/As | 250,000 | 0 | 0 | | | | |
| Residual Land Value | 267,244 | 2,427,245 | 525,312 | | | | |
| Additional Profit | 1,425,921 | 1,177 | | | | | |

| DEVELOPMENT COSTS | | | |
|-------------------|---------------------|------------|-----------|
| LAND | | Unit or m2 | Total |
| Land | Stamp Duty | | 42,448 |
| | Earthworks etc. | | 15,944 |
| | Legal Acquisition | 1.50% | 15,944 |
| FEAR | Planning | | 5,644 |
| | Professional | 0.00% | 291,524 |
| CONSTRUCTION | Build Cost | 1,740 | 2,071,912 |
| | Risk FCL/FT | | 271,771 |
| | Contingency | 2.50% | 5,599 |
| | Allowance | 0.00% | 0 |
| FINANCE | FEAR | 0% | 0 |
| | Interest | 7.50% | 0 |
| | Level and Valuation | | 0 |
| SALES | Agent | 3.0% | 169,247 |
| | Lease | 0.5% | 26,394 |
| | Misc. | 0.0% | 0 |
| Developer Profit | Market Housing | 17.00% | 779,210 |
| | Affordable Housing | 17.50% | 100,479 |
| | First Home | 17.50% | 44,118 |

| Planning fee calc | | | |
|-------------------|------|------|--------------|
| Planning fee | Area | rate | Total |
| Market Housing | 12 | 462 | 5,544 |
| Market under 50 | 12 | 121 | 1,452 |
| Market over 50 | 0 | 0 | 0 |
| Total | | | 5,544 |

| Stamp duty calc - Residual | | | |
|----------------------------|-------|-----------|---------------|
| Stamp duty | Rate | Value | Total |
| Stamp Duty | 1.50% | 1,642,444 | 24,637 |
| Total | | | 24,637 |

| Stamp duty calc - Residual | | | |
|----------------------------|-------|-----------|---------------|
| Stamp duty | Rate | Value | Total |
| Stamp Duty | 1.50% | 1,642,444 | 24,637 |
| Total | | | 24,637 |

| Per Oil/10% | | | |
|--------------|--------|---------|----------------|
| Per Oil/10% | Rate | Value | Total |
| Per Oil/10% | 16.50% | 192,000 | 192,000 |
| Per Oil/10% | 18% | 173,771 | 173,771 |
| Total | | | 365,771 |

| Inf/Tarif | | | |
|-----------|-------|-------|-------|
| Inf/Tarif | Rate | Value | Total |
| Inf/Tarif | 0.00% | 0 | 0 |

| Build Cost | | | |
|--------------|------|--------|-----------------|
| Build Cost | Unit | Rate | Total |
| CO2 Plur | €/m2 | 3.00% | 1,532.23 |
| Access Adpt | €/m2 | 0.00% | 0.00 |
| Water | €/m2 | 0.00% | 4.02 |
| Over Extra 1 | €/m2 | 0.00% | 0.00 |
| Over Extra 2 | €/m2 | 0.00% | 0.00 |
| Small Site | €/m2 | 0.00% | 0.00 |
| Site Costs | €/m2 | 10.00% | 5,516.35 |
| BNS | €/m2 | 0.10% | 161.03 |
| Total | | | 7,233.96 |

| RESIDUAL CASH FLOW FOR INTEREST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|----------|----|----|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|------------------|---------------|---------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|---|
| INCOME | Year 1 | Q1 | Q2 | Q3 | Q4 | Year 2 | Q1 | Q2 | Q3 | Q4 | Year 3 | Q1 | Q2 | Q3 | Q4 | Year 4 | Q1 | Q2 | Q3 | Q4 | Year 5 | Q1 | Q2 | Q3 | Q4 | Year 6 | Q1 | Q2 | Q3 | Q4 | | |
| UNITS Started | | | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | | |
| Market Housing | | | | 0 | 0 | 0 | 0 | 0 | 0 | 1,113,350 | 1,113,350 | 1,113,350 | 1,113,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| Affordable Rent | | | | 0 | 0 | 0 | 0 | 0 | 0 | 116,231 | 116,231 | 116,231 | 116,231 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Social Rent | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Shared Ownership | | | | 0 | 0 | 0 | 0 | 0 | 0 | 25,211 | 25,211 | 25,211 | 25,211 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| First Home | | | | 0 | 0 | 0 | 0 | 0 | 0 | 43,024 | 43,024 | 43,024 | 43,024 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Grant and Subsidy | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| EXPENDITURE | | | | | | | | | | 1,319,725 | 1,319,725 | 1,319,725 | 1,319,725 | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | | | | 42,448 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Earthworks etc. | | | | 15,944 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Legal Acquisition | | | | 15,944 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Planning Fee | | | | 5,644 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Professional | | | | 900,617 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Build Cost - B015 Bar | | | | 0 | 0 | 172,659 | 172,659 | 172,659 | 172,659 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Risk FCL/FT | | | | 0 | 0 | 172,659 | 172,659 | 172,659 | 172,659 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Contingency | | | | 0 | 0 | 16,500 | 16,500 | 16,500 | 16,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Allowance | | | | 0 | 0 | 4,216 | 4,216 | 4,216 | 4,216 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Finance Fee | | | | 0 | 0 | 1,747 | 1,747 | 1,747 | 1,747 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level and Valuation | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Agent | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Lease | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Misc. | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| COSTS BEFORE LAND INT AND PR | | | | 164,400 | 173,771 | 235,916 | 235,916 | 235,916 | 235,916 | 585,727 | 585,727 | 585,727 | 585,727 | 46,159 | 46,159 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Far Residual Value | Land | | | 1,642,244 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Developer Return | Interest | | | 23,919 | 26,709 | 32,751 | 32,751 | 32,751 | 32,751 | 40,494 | 52,440 | 44,405 | 49,056 | 29,753 | 6,437 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Market Housing | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Affordable Far Rent | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash Flow | | | | -1,827,706 | -196,791 | -322,619 | -423,243 | -426,422 | -438,167 | 618,444 | 1,029,235 | 1,243,777 | 1,263,091 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Opening Balance | | | | -1,827,706 | -1,827,706 | -1,700,989 | -1,796,731 | -2,424,948 | -2,424,948 | -1,817,047 | -949,290 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 923,307 | 0 |

| CASH FLOW FOR OIL ADDITIONAL PROFIT | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|----------|---------|---------|---------|---------|--------|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| INCOME | Av Above | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | | | | | | | | | | | | | | | | | | | | |
| INCOME | | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | |
| EXPENDITURE | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | | 242,500 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | |
| Earthworks etc. | | 2,425 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | |
| Legal Acquisition | | 2,425 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | |
| Planning Fee | | 5,644 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | |
| Professional | | 900,617 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | |
| Build Cost - B015 Bar | | 0 | 180,667 | 348,319 | 517,970 | | | | | | | | | | | | | | | | | | | | | | |

Table with columns: INCOME, Market Housing, Affordable Rent, Social Rent, Shared Ownership, First Home, Grant and Subsidy, SITEAREA - Net, SITEAREA - Gross. Includes rows for Area, Size, Nat, % of total, Number, Price €/sqm, and GDV €.

Table with columns: Site Area, Total, Park Lane, Park Lane 2, Park Lane 3, Park Lane 4, Park Lane 5, Park Lane 6, Park Lane 7, Park Lane 8, Park Lane 9, Park Lane 10.

Table with columns: Residential Land Value, Local Authority, Upfront, Benchmark Land Value, Additional Profit.

Table with columns: Residual Macro, Run CIL Macro, Additional Profit.

DEVELOPMENT COSTS: LAND (Land, Stamp Duty, Local Acquisition), Fee (Planning, Professional), CONSTRUCTION (Build Cost, CIL, Contingency, Alternative), FINANCE (Fee Interest, Local and Valuation), SALES (Agents, Local, Misc), Developer Profit.

Planning fee calc: Planning fee for, Stamp duty calc - Residual, Stamp duty calc - Residual, Part CIL, Part CIL, In/Terriff.

Build Cost: CO2 Plus, Access Adpts, Water, Over Extra 1, Over Extra 2, Small Site, Site Cost.

RESIDUAL CASHFLOW FOR INTEREST: Multi-year table with columns for Year 1-6 and quarters Q1-Q4, showing INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PRO, Developer Return, and CASHFLOW FOR CIL ADDITIONAL PROFIT.

Site 7 Braunfield - 50 Urban Area

| INCOME | Av Size | sq ft | Number | Price | GDV | sq ft | |
|----------------------|------------------|----------|----------|-------|-------|------------|-------|
| Market Hearing | Grav | Net | 45.00% | 33 | 4,900 | 13,200,495 | 2,737 |
| Affordable Overall | | | 38% | 17.5 | 2,495 | 1,972,109 | 772 |
| Affordable Rent | | | 0.00% | 0 | 2,490 | 0 | 0 |
| Social Rent | | | 3.80% | 2 | 2,430 | 463,193 | 138 |
| Shared Ownership | | | 0.00% | 0 | 0 | 0 | 0 |
| First Home | | | 0.75% | 4 | 3,300 | 1,061,264 | 322 |
| Grant and Subsidy | Affordable Rent | | | | | | |
| | Social Rent | | | | | | |
| | Shared Ownership | | | | | | |
| SITE AREA - Net | 0.769 ha | | 65 | ft/a | | | |
| SITE AREA - Grav | 0.924 ha | | 52 | ft/a | | | |
| Sales per Quarter | 0 | | | | | | |
| Unit Build Time | 3 Quarters | | | | | | |
| Whole Site | Parhalet | Parhalet | Parhalet | | | | |
| Extrinsic Value | 1,057,652 | | | | | | |
| OpEx | 211,532 | | | | | | |
| Benchmark Land Value | 1,245,231 | | | | | | |
| Additional Profit | 1,821,405 | | | | | | |

| DEVELOPMENT COSTS | Unit | Price | Total |
|-------------------------|--------|-----------|-----------|
| LAND | | | |
| Land | sq m2 | | |
| Stamp Duty | | 111,445 | 2,435,571 |
| Examinate etc. | | | |
| Lease Acquisition | 1.50% | 34,582 | 141,020 |
| FAAR | | | |
| Planning | | 23,100 | 740,037 |
| Professional | 8.00% | 740,037 | |
| CONSTRUCTION | | | |
| Build Cost | 1,740 | 6,494,616 | |
| RWA/CIL/11 | 5.00% | 1,043,238 | |
| Contingency | | 244,031 | |
| Abnormal | 5.00% | 344,031 | |
| Finance | | 30,000 | 8,961,716 |
| FINANCE | | | |
| Lease | 7.50% | | |
| Legal and Valuation | | | |
| SALES | | | |
| Agents | 3.00% | 903,312 | |
| Leads | 0.50% | 93,895 | |
| Misc | 0.00% | 0 | 587,157 |
| Developer Profit | | | |
| Market Hearing | 17.50% | | 2,324,495 |
| Affordable Hearing | 17.50% | | 424,178 |
| First Home | 17.50% | | 185,721 |

| Planning Fee Calc | Rate | Value | Cost |
|--------------------------------------|----------------------|-----------|-----------|
| Market Hearing | 5% | 462 | 23,100 |
| Market Hearing 50 | 5% | 138 | 0 |
| Market Hearing 50 | 0% | 0 | 23,100 |
| Stamp Duty Calc - Residential | | | |
| Land Payment | | 2,435,571 | 111,445 |
| Stamp Duty Calc - Residential | | | |
| Land Payment | | 1,245,231 | 52,452 |
| Prv CIL 10% | 16,000 (f/Unit Cell) | | 740,037 |
| Part CIL 10% | 16,000 (f/Unit Cell) | 125,000 | 125,000 |
| OIL | 1% | 12,452 | 12,452 |
| Total | | | 1,324,231 |
| Inf Tariff | % GDV | 0.00% | 0 |

| Build Cost | Rate | Value | Cost |
|--------------|--------|-----------|-----------|
| CO2 Plus | 3.00% | 42,444 | 1,447,344 |
| Acc R Adpt | 0.00% | 0 | 0 |
| Water | 0.00% | 0 | 14,771 |
| Over Extra 1 | 0.00% | 0 | 0 |
| Over Extra 2 | 0.00% | 0 | 0 |
| Small Site | 0.00% | 0 | 0 |
| Site Costs | 15.00% | 225,917 | 1,944,066 |
| BMS | 0.50% | 1,739,567 | 7,523 |

| RESIDUAL CASH FLOW FOR INTEREST | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|--|------------|------------|------------|------------|------------|------------|
| INCOME | | | | | | |
| Market Hearing | 0 | 0 | 2,456,097 | 2,456,097 | 2,456,097 | 0 |
| Affordable Rent | 0 | 0 | 394,422 | 394,422 | 394,422 | 0 |
| Social Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | 0 | 0 | 92,439 | 92,439 | 92,439 | 0 |
| First Home | 0 | 0 | 212,253 | 212,253 | 212,253 | 0 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | |
| Stamp Duty | 111,445 | 0 | 0 | 0 | 0 | 0 |
| Examinate etc. | 34,582 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | 23,100 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | 350,469 | 0 | 0 | 0 | 0 | 0 |
| Professional | 0 | 499,909 | 0 | 0 | 0 | 0 |
| Build Cost - BMS Bar | 0 | 0 | 0 | 0 | 0 | 0 |
| POTENTIAL OIL | 0 | 0 | 0 | 0 | 0 | 0 |
| Part CIL 10% | 0 | 110,000 | 110,000 | 110,000 | 110,000 | 0 |
| Contingency | 0 | 49,991 | 49,991 | 49,991 | 49,991 | 0 |
| Abnormal | 0 | 24,995 | 24,995 | 24,995 | 24,995 | 0 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal and Valuation | 0 | 0 | 0 | 0 | 0 | 0 |
| Deputy | 0 | 0 | 100,642 | 100,642 | 100,642 | 0 |
| Lease | 0 | 0 | 16,777 | 16,777 | 16,777 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PR | 529,597 | 539,238 | 921,347 | 1,025,797 | 1,648,696 | 1,648,696 |
| Far Residential Value | 2,435,571 | | | | | |
| Developer Return | 0 | 55,659 | 64,420 | 64,941 | 107,442 | 141,323 |
| Market Hearing | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash Flow | -2,463,483 | -873,497 | -837,727 | -1,020,733 | -1,746,333 | -1,020,019 |
| Opening Balance | 0 | | | | | |
| Closing Balance | -2,463,483 | -1,546,335 | -2,424,172 | -3,444,905 | -4,831,247 | -5,851,266 |
| CASH FLOW FOR OIL ADDITIONAL PROFIT | | | | | | |
| INCOME | | | | | | |
| Market Hearing | 0 | 0 | 2,456,097 | 2,456,097 | 2,456,097 | 0 |
| Affordable Rent | 0 | 0 | 394,422 | 394,422 | 394,422 | 0 |
| Social Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | 0 | 0 | 92,439 | 92,439 | 92,439 | 0 |
| First Home | 0 | 0 | 212,253 | 212,253 | 212,253 | 0 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | |
| Stamp Duty | 111,445 | 0 | 0 | 0 | 0 | 0 |
| Examinate etc. | 34,582 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | 23,100 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | 350,469 | 0 | 0 | 0 | 0 | 0 |
| Professional | 0 | 499,909 | 0 | 0 | 0 | 0 |
| Build Cost - BMS Bar | 0 | 0 | 0 | 0 | 0 | 0 |
| POTENTIAL OIL | 0 | 0 | 0 | 0 | 0 | 0 |
| Part CIL 10% | 0 | 110,000 | 110,000 | 110,000 | 110,000 | 0 |
| Contingency | 0 | 49,991 | 49,991 | 49,991 | 49,991 | 0 |
| Abnormal | 0 | 24,995 | 24,995 | 24,995 | 24,995 | 0 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal and Valuation | 0 | 0 | 0 | 0 | 0 | 0 |
| Deputy | 0 | 0 | 100,642 | 100,642 | 100,642 | 0 |
| Lease | 0 | 0 | 16,777 | 16,777 | 16,777 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PR | 2,475,692 | 0 | 921,347 | 1,025,797 | 1,648,696 | 1,648,696 |
| Far OIL calculation | | | | | | |
| Developer Return | 0 | 46,479 | 47,351 | 48,514 | 97,039 | 141,323 |
| Market Hearing | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash Flow | -2,475,692 | -46,479 | -465,715 | -1,223,047 | -2,210,190 | -1,020,019 |
| Opening Balance | 0 | | | | | |
| Closing Balance | -2,475,692 | -1,022,177 | -1,491,090 | -2,714,147 | -3,934,337 | -4,954,356 |

| Braunfield - 12 Urban Area | | | | | | |
|----------------------------|------------------|-------|--------|-------|-----------|-----|
| INCOME | Av Size | Net | Number | Price | GDP | GIA |
| | m2 | | | €/m2 | € | m2 |
| Market Housing | 95.8 | 95.75 | 65,000 | € | 3,659,565 | 747 |
| Affordable Overall | | | 42 | | | |
| Affordable Rent | 51.0 | 46.33 | 350 | € | 2,495 | 134 |
| Social Rent | 51.0 | 46.33 | 0 | € | 2,450 | 0 |
| Shared Ownership | 70.0 | 70.00 | 2,500 | € | 2,450 | 24 |
| First Home | 70.0 | 70.00 | 0 | € | 0 | 0 |
| Grant and Subsidy | Affordable Rent | | | | | |
| | Social Rent | | | | | |
| | Shared Ownership | | | | | |
| SITE AREA - Net | 0.115 ha | | 15 | | 4,352,493 | 959 |
| SITE AREA - Gross | 0.115 ha | | 15 | | | |

| Whole Site | Per ha NET | Per ha GROSS | |
|-----------------------------|----------------|------------------|------------------|
| Residual Land Value | 721,635 | 3,322,824 | 3,322,824 |
| Leasing Site Value | 200,000 | 1,500,000 | |
| Upfit | 40,616 | 220,000 | |
| Benchmark Land Value | 240,582 | 1,720,000 | |
| Additional Profit | 481,053 | 510 | |

| DEVELOPMENT COSTS | | |
|-------------------------|--------|-----------|
| LAND | Unit | Total |
| Land | | 25,812 |
| Stamp Duty | | 0 |
| Examinate etc. | | 10,825 |
| Legal Acquisition | 1,500 | 34,406 |
| Finance | | |
| Planning | 0.00% | 5,544 |
| Professional | | 179,324 |
| CONSTRUCTION | | |
| Build Out | 1,741 | 1,721,410 |
| 10% FCL FIT | | 249,321 |
| Contingency | 5,000 | 86,071 |
| Allowance | € | 7,200 |
| FINANCE | | |
| Finance | 0% | 0 |
| Interest | 7.50% | 0 |
| Level and Valuation | | 0 |
| SALES | | |
| Agent | 3.00% | 139,482 |
| Legal | 0.50% | 21,747 |
| Misc | 0.00% | 0 |
| Developer Profit | | |
| Market Housing | 17.50% | 640,424 |
| Affordable Housing | 17.50% | 77,393 |
| First Home | 17.50% | 44,111 |

| Planning fee calc | | |
|-------------------|-----|--------------|
| Fee | dup | rate |
| Ha Dup under 50 | 10 | 462 |
| Ha Dup over 50 | 0 | 131 |
| Total | | 5,944 |

| Build Out | |
|------------------|-----------------|
| 002 Plur | 3,000 |
| Acc & Apr | 0.00 |
| Water | 4.00 |
| Over Extra 1 | 0.00 |
| Over Extra 2 | 0.00 |
| Small Site | 0.00 |
| Site Cost | 1,907.14 |
| BNG | 25.50 |
| Total | 1,748.12 |

| RESIDUAL CASH FLOW FOR INTEREST | Year 1 | | Year 2 | | Year 3 | | Year 4 | | Year 5 | | Year 6 | |
|-------------------------------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|------------------|---------------|---------------|----------|----------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| INCOME | | | | | | | | | | | | |
| Units Started | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Housing | | | | | 914,391 | 914,391 | 914,391 | 914,391 | 0 | 0 | 0 | 0 |
| Affordable Rent | | | | | 85,223 | 85,223 | 85,223 | 85,223 | 0 | 0 | 0 | 0 |
| Social Rent | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | | | | | 25,211 | 25,211 | 25,211 | 25,211 | 0 | 0 | 0 | 0 |
| First Home | | | | | 63,024 | 63,024 | 63,024 | 63,024 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | 1,088,351 | 1,088,351 | 1,088,351 | 1,088,351 | 0 | 0 | 0 | 0 |
| Stamp Duty | 25,812 | | | | | | | | | | | |
| Examinate etc. | 10,825 | | | | | | | | | | | |
| Legal Acquisition | 34,406 | | | | | | | | | | | |
| Professional | 89,643 | | | | | | | | | | | |
| Build Out - BOS Bar | | | | | 439,353 | 439,353 | 439,353 | 439,353 | | | | |
| 10% FCL FIT | | | | | 49,500 | 49,500 | 49,500 | 49,500 | | | | |
| Contingency | | | | | 21,510 | 21,510 | 21,510 | 21,510 | | | | |
| Allowance | | | | | 7,373 | 7,373 | 7,373 | 7,373 | | | | |
| Finance Four | | | | | 32,451 | 32,451 | 32,451 | 32,451 | | | | |
| Level and Valuation | | | | | 5,442 | 5,442 | 5,442 | 5,442 | | | | |
| Agent | | | | | | | | | | | | |
| Legal | | | | | | | | | | | | |
| Misc | | | | | | | | | | | | |
| COSTS BEFORE LAND INT AND PR | 131,612 | 142,121 | 214,554 | 345,742 | 524,488 | 524,488 | 524,488 | 524,488 | 38,492 | 38,492 | 0 | 0 |
| Fair Residual Value | 721,635 | 15,980 | 19,976 | 24,293 | 31,207 | 41,732 | 52,352 | 60,200 | 24,840 | 5,300 | 0 | 0 |
| Developer Return | | | | | | | | | | | | |
| Market Housing | | | | | | | | | | | | |
| Affordable Rent | | | | | | | | | | | | |
| First Home | | | | | | | | | | | | |
| Cash Flow | -852,240 | -189,119 | -283,835 | -374,014 | -555,994 | -546,419 | -648,116 | -835,163 | 1,025,710 | 1,044,950 | 0 | 0 |
| Opening Balance | -852,240 | -1,019,047 | -1,295,604 | -1,619,616 | -2,225,611 | -2,732,100 | -3,149,315 | -3,300,820 | -283,105 | 761,846 | 761,846 | 761,846 |

| CASH FLOW FOR CIL ADDITIONAL PROFIT | Year 1 | | Year 2 | | Year 3 | | Year 4 | | Year 5 | | Year 6 | |
|-------------------------------------|----------------|--------------|----------------|------------------|----------------|----------------|----------------|----------------|---------------|---------------|----------|----------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| INCOME | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | |
| Stamp Duty | 25,812 | | | | | | | | | | | |
| Examinate etc. | 10,825 | | | | | | | | | | | |
| Legal Acquisition | 34,406 | | | | | | | | | | | |
| Professional | 89,643 | | | | | | | | | | | |
| Build Out - BOS Bar | | | | | 439,353 | 439,353 | 439,353 | 439,353 | | | | |
| POTENTIAL CIL | | | | | 49,500 | 49,500 | 49,500 | 49,500 | | | | |
| 10% FCL FIT | | | | | 21,510 | 21,510 | 21,510 | 21,510 | | | | |
| Contingency | | | | | 7,373 | 7,373 | 7,373 | 7,373 | | | | |
| Allowance | | | | | 15,548 | 15,548 | 15,548 | 15,548 | | | | |
| Finance Four | | | | | 32,451 | 32,451 | 32,451 | 32,451 | | | | |
| Level and Valuation | | | | | 5,442 | 5,442 | 5,442 | 5,442 | | | | |
| Agent | | | | | | | | | | | | |
| Legal | | | | | | | | | | | | |
| Misc | | | | | | | | | | | | |
| COSTS BEFORE LAND INT AND PR | 344,428 | 0 | 214,554 | 1,035,299 | 524,488 | 524,488 | 524,488 | 524,488 | 38,492 | 38,492 | 0 | 0 |
| Fair CIL calculation | 0 | 6,450 | 4,579 | 11,643 | 31,207 | 41,732 | 52,352 | 60,200 | 24,840 | 5,300 | 0 | 0 |
| Developer Return | | | | | | | | | | | | |
| Market Housing | | | | | | | | | | | | |
| Affordable Rent | | | | | | | | | | | | |
| First Home | | | | | | | | | | | | |
| Cash Flow | -344,428 | -6,450 | -274,337 | -1,049,242 | -555,994 | -546,419 | -648,116 | -835,163 | 1,025,710 | 1,044,950 | 0 | 0 |
| Opening Balance | -344,428 | -380,878 | -122,024 | -1,619,616 | -2,225,611 | -2,732,100 | -3,149,315 | -3,300,820 | -283,105 | 761,846 | 761,846 | 761,846 |

| Flat # BF 155 | | | | | | | |
|--------------------|-----------------|----------|--------|--------|------------|------------|--------|
| INCOME | Av Size | m2 | % | Number | Price €/m2 | GDT | GIA m2 |
| Market Housing | 77.5 | 70.48 | 65.00% | 195 | 5,300 | 37,616,160 | 7,807 |
| Affordable Overall | 63.7 | 87.91 | 22.75% | 9425 | | | |
| Affordable Rent | 63.7 | 87.91 | 0.00% | 35 | 2,415 | 5,953,020 | 2,241 |
| Social Rent | 63.0 | 41.60 | 3.50% | 5 | 3,750 | 12,433,323 | 246 |
| Share Ownership | 63.0 | 60.93 | 0.75% | 14 | 3,564 | 2,946,370 | 909 |
| Grant and Subsidy | Affordable Rent | | | | 0 | 0 | 0 |
| | Social Rent | | | | 0 | 0 | 0 |
| | Share Ownership | | | | 0 | 0 | 0 |
| SITE AREA - Net | 1,550 ha | | | 100 | | | |
| SITE AREA - Gross | 1,932 ha | | | 10 | | | |
| Seller per Quarter | 0 | | | | | | |
| Unit/Build Time | 3 | Quarters | | | | | |

| Wholesale | Site | Perk/BNET | Perk/BGROSS | RUN Residential Macro |
|------------------------|------------|-----------|-------------|-----------------------------|
| Residential Land Value | 9,487,742 | 9,359,493 | 2,437,857 | RUN Residential Macro - Net |
| Construction Value | -1,151,050 | | 1,000,000 | Construction Value - Net |
| Upfit | 426,250 | | 220,000 | Upfit - Net |
| Play/As | 0 | | 0 | Play/As - Net |
| Benchmark Land Value | 2,557,560 | | 1,328,888 | Benchmark Land Value - Net |
| Additional Profit | 4,210,331 | | 693 | Additional Profit - Net |

| DEVELOPMENT COSTS | | |
|---------------------|--------|------------|
| LAND | | Cost/m2 |
| Land | | 249,037 |
| Stamp Duty | | 5,207,742 |
| Examinations | | |
| Lease Acquisition | 1.50% | 76,116 |
| Professional | 0.00% | 37,990 |
| Construction | | |
| Build Cost | 1.81% | 20,974,735 |
| Perk/FCIL/HT | 5.00% | 4,006,781 |
| Contingency | 5.00% | 5,083,127 |
| Abandonable | 0 | 0 |
| Finance | | |
| Finance Fee | 0% | 0 |
| Interest | 7.50% | 0 |
| Legal and Valuation | | |
| Sales | | |
| Agent | 3.00% | 1,432,796 |
| Lease | 0.50% | 237,799 |
| Misc | 0.00% | 0 |
| Developer Profit | | |
| Market Housing | 17.50% | 6,582,828 |
| Affordable Housing | 17.50% | 1,259,449 |
| Fin/Honor | 17.50% | 510,782 |

| Planning fee calc | | |
|-------------------------------|--------|-------------|
| Assess | Rate | Cost |
| Na Fee | 195 | 38,903 |
| Na Fee up to 50 | 462 | 23,004 |
| Na Fee over 50 | 50 | 131 |
| Total | | 37,549 |
| Stamp Duty calc - Residential | | |
| Land | | 5,207,742 |
| Total | | 245,037 |
| Stamp Duty calc - Residential | | |
| Land | | 2,557,560 |
| Total | | 117,235 |
| PerCIL/10% | 0.500 | 7,904 (all) |
| Total | | 1,317,599 |
| PerCIL/10% | 16.500 | 7,904 (all) |
| OIL | 18% | 1,459,251 |
| Total | | 6,416,151 |
| Inf/Terrif | 0.00% | 0 |

| Build Cost | | Cost |
|--------------|--------|-----------|
| C02 Plan | 3.00% | 1,612,000 |
| Ass/Adpt | 0.00% | 0.00 |
| Water | | 16,771 |
| Over Extra 1 | 0.00% | 0.00 |
| Over Extra 2 | 0.00% | 0.00 |
| Small Site | 0.60 | 0.60 |
| Site Cost | 16.00% | 1,475,190 |
| BNS | 0.50% | 167,522 |
| Total | | 1,851,992 |

| RESIDUAL CASH FLOW FOR INTEREST | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | | | | | | | | | | |
|---------------------------------|--------|--------|--------|--------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| INCOME | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| UNITS Start/1 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| Market Housing | 0 | 0 | 0 | 0 | 1,232,425 | 4,953,649 | 4,953,649 | 4,953,649 | 4,953,649 | 4,953,649 | 4,953,649 | 4,953,649 | 4,953,649 | 4,953,649 | 4,953,649 | 4,953,649 |
| Affordable Rent | 0 | 0 | 0 | 0 | 192,033 | 764,132 | 764,132 | 764,132 | 764,132 | 764,132 | 764,132 | 764,132 | 764,132 | 764,132 | 764,132 | 764,132 |
| Social Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Share Ownership | 0 | 0 | 0 | 0 | 40,124 | 160,495 | 160,495 | 160,495 | 160,495 | 160,495 | 160,495 | 160,495 | 160,495 | 160,495 | 160,495 | 160,495 |
| First Honor | 0 | 0 | 0 | 0 | 96,060 | 380,241 | 380,241 | 380,241 | 380,241 | 380,241 | 380,241 | 380,241 | 380,241 | 380,241 | 380,241 | 380,241 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| INCOME | 0 | 0 | 0 | 0 | 1,549,641 | 6,112,546 | 6,112,546 | 6,112,546 | 6,112,546 | 6,112,546 | 6,112,546 | 6,112,546 | 6,112,546 | 6,112,546 | 6,112,546 | 6,112,546 |

| EXPENDITURE | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|--------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Stamp Duty | 249,037 | 0 | 0 | 0 | 0 | 0 |
| Examinations | 197,275 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | 76,116 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | 37,990 | 0 | 0 | 0 | 0 | 0 |
| Professional | 1,097,270 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - B/CIS Bar | 0 | 1,127,474 | 2,029,913 | 2,706,417 | 2,706,417 | 2,706,417 |
| Perk/FCIL/HT | 0 | 1,000,000 | 247,000 | 330,000 | 330,000 | 330,000 |
| Contingency | 1,459,251 | 27,900 | 330,000 | 330,000 | 330,000 | 330,000 |
| Abandonable | 0 | 11,277 | 56,374 | 101,491 | 135,221 | 135,221 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal and Valuation | 0 | 0 | 0 | 0 | 0 | 0 |
| Agent | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease | 0 | 0 | 0 | 0 | 0 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PERK | 1,452,632 | 1,459,251 | 1,352,847 | 1,352,847 | 2,469,294 | 2,319,059 |

| Far Residential Value | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|-----------------------|------------|------------|------------|-------------|-------------|-------------|
| Land | 2,557,742 | 0 | 0 | 0 | 0 | 0 |
| Developer Return | 124,817 | 154,519 | 163,640 | 212,423 | 243,000 | 330,245 |
| Market Housing | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| First Honor | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash Flow | -6,416,634 | -1,984,157 | -1,510,456 | -1,544,001 | -2,701,717 | -3,832,139 |
| Open Balance | 0 | 0 | 0 | 0 | 0 | 0 |
| Optimal Balance | -6,416,634 | -3,244,781 | -5,731,207 | -11,029,428 | -18,030,928 | -17,437,654 |

| CASH FLOW FOR CIL ADDITIONAL PROFIT | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|-------------------------------------|------------|------------|------------|------------|-------------|-------------|
| INCOME | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | 2,557,560 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty | 197,275 | 0 | 0 | 0 | 0 | 0 |
| Examinations | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | 28,263 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | 37,990 | 0 | 0 | 0 | 0 | 0 |
| Professional | 1,097,270 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - B/CIS Bar | 0 | 1,127,474 | 2,029,913 | 2,706,417 | 2,706,417 | 2,706,417 |
| POTENTIAL OIL | 0 | 17,500 | 78,000 | 78,000 | 78,000 | 78,000 |
| Perk/FCIL/HT | 0 | 1,000,000 | 247,000 | 330,000 | 330,000 | 330,000 |
| Contingency | 1,459,251 | 27,900 | 330,000 | 330,000 | 330,000 | 330,000 |
| Abandonable | 0 | 11,277 | 56,374 | 101,491 | 135,221 | 135,221 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal and Valuation | 0 | 0 | 0 | 0 | 0 | 0 |
| Agent | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease | 0 | 0 | 0 | 0 | 0 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PERK | 3,829,106 | 1,352,847 | 2,147,981 | 3,274,334 | 4,169,999 | 4,195,421 |
| Far OIL calculation | 0 | 71,644 | 73,374 | 160,241 | 142,790 | 206,842 |
| Developer Return | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Housing | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| First Honor | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash Flow | -3,829,106 | -71,644 | -1,437,110 | -2,423,242 | -4,015,125 | -4,220,960 |
| Open Balance | 0 | 0 | 0 | 0 | 0 | 0 |
| Optimal Balance | -3,829,106 | -3,910,070 | -5,347,251 | -7,418,493 | -11,029,617 | -16,343,573 |

| Site 17 | | | | | | | | | | | DEVELOPMENT COSTS | | | | | | | | | | | | | | | | Planning fee calc | | | | Build Cost | | |
|-------------------------------------|--|-----------------|--------|---------|--------|-------|-----------|-----|-----|----|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------|--|--|--|------------|--|--|
| Small GF - 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INCOME | | Ax Site | m2 | € | Number | € | GDT | € | GIA | m2 | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | | 109.8 | 109.70 | 100.00% | 9 | 5,000 | 4,400,000 | 900 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Overall | | 109.8 | 109.70 | 0.00% | 0 | 2,750 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Rent | | 109.8 | 109.70 | 0.00% | 0 | 2,500 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Social Rent | | 109.8 | 109.70 | 0.00% | 0 | 3,500 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shared Ownership | | 109.8 | 109.70 | 0.00% | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | |
| First Home | | 109.8 | 109.70 | 0.00% | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grant and Subsidy | | Affordable Rent | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Social Rent | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shared Ownership | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE AREA - Net | | 0.300 | ha | | 30 | ha | 4,240,000 | 900 | | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE AREA - Gross | | 0.300 | ha | | 30 | ha | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Enter per Quarter | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unit Build Time | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Whole Site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Part B/NET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Part B/GROSS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residual Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Expenses Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uplift | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plur Flu | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Benchmark Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RESIDUAL CASH FLOW FOR INTEREST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXPENDITURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COSTS BEFORE LAND INT AND PRC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Far Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer Return | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Far Rent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| First Home | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cash Flow | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Opening Balance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CASH FLOW FOR OIL ADDITIONAL PROFIT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXPENDITURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| POTENTIAL OIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Far Oil calculation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer Return | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Far Rent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| First Home | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cash Flow | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Opening Balance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Site 10 | | | | | | | | | |
|----------------------|------------------|--------|-----------|--------|------------|-----------|--------------------------|------------|--|
| Small GF - 4 | | | | | | | | | |
| INCOME | Air Area | m2 | % | Number | Price €/m2 | GDT | GIA m2 | | |
| Market Housing | 116.5 | 116.50 | 100.00% | 4 | 5,000 | 2,330,000 | 464 | | |
| Affordable Overall | | | | | | | | | |
| Affordable Rent | 116.5 | 116.50 | 0.00% | 0 | 2,750 | 0 | 0 | | |
| Social Rent | 116.5 | 116.50 | 0.00% | 0 | 2,500 | 0 | 0 | | |
| Shared Ownership | 116.5 | 116.50 | 0.00% | 0 | 3,500 | 0 | 0 | | |
| First Home | 116.5 | 116.50 | 0.00% | 0 | 0 | 0 | 0 | | |
| Grant and Subsidy | Affordable Rent | | | | | 0 | 0 | | |
| | Social Rent | | | | | 0 | 0 | | |
| | Shared Ownership | | | | | 0 | 0 | | |
| SITE AREA - Net | 0.132 ha | | | 30 | A-A | 2,330,000 | 464 | | |
| SITE AREA - Gross | 0.132 ha | | | 30 | A-A | | | | |
| Salvage Quarter | 0 | | | | | | | | |
| Unit Build Time | 3 Quarters | | | | | | | | |
| Whole Site | | | | | | PerhaNET | | PerhaGROSS | |
| Residual Land Value | 474,454 | | 4,382,747 | | 4,787,201 | | RUN Residual Macro - Net | | |
| Excise Duty Value | 1,173 | | 25,000 | | | | Covers all taxes - 0 | | |
| Uplift | 0 | | 0 | | | | RUN CIL Macro - Net | | |
| Plot A/B | 500,000 | | 500,000 | | | | Covers all taxes - 0 | | |
| Benchmark Land Value | 70,000 | | 525,000 | | | | Covers all taxes - 0 | | |
| Additional Profit | 159,152 | | 1,737 | | | | | | |

| DEVELOPMENT COSTS | | | |
|-------------------|------------------------|------------|-----------|
| LAND | Item | Unit or m2 | Total |
| | Land | | 2,330,000 |
| | Stamp Duty | | 19,225 |
| | Excise Duty | | 1,173 |
| | Lease Acquisition | | 1,980 |
| | Professional | | 40,322 |
| | Planning Fee | | 1,680 |
| | Build Cost - GCIS Bars | | 204,214 |
| | WFOI/Fail | | 16,414 |
| | Contingency | | 5,187 |
| | Abandonable | | 2,356 |
| | Finance Fee | | 0 |
| | Legal and Valuation | | 0 |
| | Agent | | 0 |
| | Lease | | 0 |
| | Misc | | 0 |
| | | | 497,750 |
| | | | 497,750 |
| | | | 497,750 |

| FINANCE | | | |
|------------------------|-------|---------|---------|
| Item | Rate | Value | Value |
| Stamp Duty | 0.00% | 19,225 | 19,225 |
| Excise Duty | 0.00% | 1,173 | 1,173 |
| Lease Acquisition | 0.00% | 1,980 | 1,980 |
| Professional | 0.00% | 40,322 | 40,322 |
| Planning Fee | 0.00% | 1,680 | 1,680 |
| Build Cost - GCIS Bars | 0.00% | 204,214 | 204,214 |
| WFOI/Fail | 0.00% | 16,414 | 16,414 |
| Contingency | 0.00% | 5,187 | 5,187 |
| Abandonable | 0.00% | 2,356 | 2,356 |
| Finance Fee | 0.00% | 0 | 0 |
| Legal and Valuation | 0.00% | 0 | 0 |
| Agent | 0.00% | 0 | 0 |
| Lease | 0.00% | 0 | 0 |
| Misc | 0.00% | 0 | 0 |
| | | 497,750 | 497,750 |
| | | 497,750 | 497,750 |

| SALES | | | |
|--------------------|--------|---------|---------|
| Item | Rate | Value | Value |
| Market Housing | 17.50% | 407,750 | 407,750 |
| Affordable Housing | 17.50% | 0 | 0 |
| First Home | 17.50% | 0 | 0 |
| | | 407,750 | 407,750 |
| | | 407,750 | 407,750 |

| BUILD COST | | | |
|--------------|--------|-------|-------|
| Item | Rate | Value | Value |
| GCIS Bars | 3.00% | 6,126 | 6,126 |
| Water | 0.00% | 0 | 0 |
| Over Extra 1 | 0.00% | 0 | 0 |
| Over Extra 2 | 0.00% | 0 | 0 |
| Small Site | 0.00% | 0 | 0 |
| Site Costs | 10.00% | 1,173 | 1,173 |
| BNS | 0.10% | 1,824 | 1,824 |
| | | 1,776 | 1,776 |

| | Year 1 | | | | Year 2 | | | | Year 3 | | | | Year 4 | | | | Year 5 | | | | Year 6 | | | | | | | |
|--|--------|----|----|----|--------|----|----|----|--------|----|----|----|--------|----|----|----|--------|----|----|----|--------|----|----|----|----|----|----|----|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| RESIDUAL CASH FLOW FOR INTEREST | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNITS Start/1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Rent | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Social Rent | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| First Home | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grant and Subsidy | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXPENDITURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Excise Duty | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lease Acquisition | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost - GCIS Bars | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WFOI/Fail | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Abandonable | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Fee | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal and Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agent | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lease | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Misc | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COSTS BEFORE LAND INT AND PRC | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Far Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Excise Duty | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lease Acquisition | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost - GCIS Bars | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WFOI/Fail | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Abandonable | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Fee | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal and Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agent | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lease | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Misc | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CASH FLOW FOR CIL ADDITIONAL PROFIT | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Excise Duty | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lease Acquisition | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost - GCIS Bars | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WFOI/Fail | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Abandonable | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Fee | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal and Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agent | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lease | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Misc | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COSTS BEFORE LAND INT AND PRC | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Far CIL calculation | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Excise Duty | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lease Acquisition | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost - GCIS Bars | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WFOI/Fail | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Abandonable | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Fee | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal and Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agent | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lease | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Misc | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Green Plot | | | | | | | |
|--------------------|------------------|--------|---------|--------|------------|---------|--------|
| INCOME | Av Size | m2 | % | Number | Price €/m2 | GDV € | GIA m2 |
| Market Housing | Green | 140.0 | 140.000 | 1 | 5,000 | 700,000 | 140 |
| Affordable Overall | | | | | | | |
| Affordable Rent | 140.0 | 140.00 | 0.00% | 0 | 2,750 | 0 | 0 |
| Social Rent | 140.0 | 140.00 | 0.00% | 0 | 2,500 | 0 | 0 |
| Shared Ownership | 140.0 | 140.00 | 0.00% | 0 | 3,500 | 0 | 0 |
| First Home | 140.0 | 140.00 | 0.00% | 0 | 0 | 0 | 0 |
| Grant and Subsidy | Affordable | | | | | 0 | |
| | Social Rent | | | | | 0 | |
| | Shared Ownership | | | | | 0 | |
| SITE AREA - Net | 0.033 ha | 30 | 1/4 | | | 700,000 | 140 |
| SITE AREA - Gross | 0.033 ha | 30 | 1/4 | | | | |

| DEVELOPMENT COSTS | | | | |
|---------------------|---------------------------|---------|-------|---------|
| LAND | Unit | m2 | Total | € |
| Land | | | | |
| Stamp Duty | € | 347 | | 167,248 |
| Examinate etc. | | | | |
| Legal Acquisition | 1.50% | 2,910 | | 2,957 |
| Fees | | | | |
| Planning | € | 462 | | 25,492 |
| Professional | 0.00% | 25,230 | | |
| CONSTRUCTION | | | | |
| Build Cost | 1,172 | 242,116 | | 42,603 |
| % of CLFF | | | | 4,953 |
| Contingency | 2.50% | | | |
| Abnormality | 0.00% | | | |
| FINANCE | | | | |
| Finance | € | 4,100 | | 316,374 |
| Legal and Valuation | | | | |
| Legal | 0% | | | 0 |
| Legal and Valuation | 7.50% | | | 0 |
| SALES | | | | |
| Agent | 3.0% | 21,000 | | |
| Legal | 0.5% | 3,500 | | |
| Misc. | 0.0% | 0 | | |
| Developer Profit | Profit Housing 17.50% | | | 122,500 |
| | Affordable Housing 17.50% | | | 0 |
| | First Home 17.50% | | | 0 |

| Planning fee calc | | | |
|-------------------------------|--------|--------------|---------|
| Planning fee | dup | rate | |
| Market Housing | 1 | 462 | 462 |
| Affordable HO | 0 | 150 | 0 |
| Market Housing SO | 0 | | |
| Total | | | 462 |
| Stamp Duty calc - Residential | | | |
| Stamp Duty | | | 167,248 |
| Total | | | 167,248 |
| Stamp Duty calc - Residential | | | |
| Stamp Duty | | | 17,206 |
| Total | | | 17,206 |
| Pre OIL HO | 2,000 | €/Unit (all) | 2,000 |
| Total | | | 2,000 |
| Post OIL HO | 16,500 | €/Unit (all) | 16,500 |
| OIL | 185 | €/m2 | 26,193 |
| Total | | | 42,693 |
| Inf Tariff | % GDV | 0.00% | 0 |

| Build Cost | | | | |
|--------------|------|--------|----------|-----------|
| Item | Unit | Rate | Value | € |
| 002 Plur | % | 3.00% | | 1,647,000 |
| Acc Adapt | €/m2 | | | 49,41 |
| Water | €/m2 | | | 0.00 |
| Over Extra 1 | €/m2 | 0.00% | | 4.00 |
| Over Extra 2 | €/m2 | 0.00% | | 0.00 |
| Small Site | % | 0.00% | | 0.00 |
| Site Cost | Bar | 10.00% | 170,05 | 1,700,52 |
| BNS | | 0.10% | 1,700,52 | 1,772,57 |

RESIDUAL CASH FLOW FOR INTEREST

| INCOME | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|------------------------------|----------|----------|----------|----------|----------|----------|
| UNIT 5 Start | Q1 | Q1 | Q1 | Q1 | Q1 | Q1 |
| Market Housing | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Social Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 |
| INCOME | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | |
| Stamp Duty | 347 | 0 | 0 | 0 | 0 | 0 |
| Examinate etc. | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal Acquisition | 2,910 | 0 | 0 | 0 | 0 | 0 |
| Professional | 462 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - BCIS Bar | 12,419 | 0 | 0 | 0 | 0 | 0 |
| % of CLFF | 26,193 | 5,500 | 5,500 | 5,500 | 5,500 | 5,500 |
| Contingency | 0 | 2,194 | 2,194 | 2,194 | 2,194 | 2,194 |
| Abnormality | 0 | 1,267 | 1,267 | 1,267 | 1,267 | 1,267 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal and Valuation | 0 | 0 | 0 | 0 | 0 | 0 |
| Agent | 0 | 0 | 0 | 21,000 | 0 | 0 |
| Legal | 0 | 0 | 0 | 3,500 | 0 | 0 |
| Misc. | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PR | 15,924 | 26,193 | 189,939 | 96,424 | 36,424 | 26,599 |
| Far Residential Value | 167,248 | | | | | |
| Developer Return | Interest | 2,426 | 2,990 | 6,110 | 8,032 | 9,991 |
| Market Housing | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable for Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash Flow | -162,374 | -29,539 | -115,029 | -104,486 | -9,991 | 655,322 |
| Operating Balance | -162,374 | -118,114 | -235,143 | -463,376 | -529,311 | -549,382 |

CASH FLOW FOR CH ADDITIONAL PROFIT

| INCOME | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|------------------------------|----------------|----------|----------|----------|----------|----------|
| Av Abv | Q1 | Q1 | Q1 | Q1 | Q1 | Q1 |
| Market Housing | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Social Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 |
| INCOME | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | |
| Stamp Duty | 347 | 0 | 0 | 0 | 0 | 0 |
| Examinate etc. | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal Acquisition | 2,910 | 0 | 0 | 0 | 0 | 0 |
| Professional | 462 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - BCIS Bar | 12,419 | 0 | 0 | 0 | 0 | 0 |
| POTENTIAL OIL | 0 | 0 | 0 | 0 | 0 | 0 |
| Pre OIL HO | 0 | 5,500 | 5,500 | 5,500 | 5,500 | 5,500 |
| Post OIL HO | 0 | 2,194 | 2,194 | 2,194 | 2,194 | 2,194 |
| Contingency | 0 | 1,267 | 1,267 | 1,267 | 1,267 | 1,267 |
| Abnormality | 0 | 0 | 0 | 0 | 0 | 0 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal and Valuation | 0 | 0 | 0 | 0 | 0 | 0 |
| Agent | 0 | 0 | 0 | 21,000 | 0 | 0 |
| Legal | 0 | 0 | 0 | 3,500 | 0 | 0 |
| Misc. | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PR | 16,234 | 189,939 | 214,416 | 116,424 | 26,599 | 26,599 |
| Far OIL calculation | Interest | 570 | 559 | 2,448 | 8,032 | 9,991 |
| Developer Return | Market Housing | 0 | 0 | 0 | 0 | 0 |
| Affordable for Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash Flow | -162,374 | -970 | -109,423 | -227,230 | -104,486 | -9,991 |
| Operating Balance | -162,374 | -118,114 | -235,143 | -463,376 | -529,311 | -549,382 |

Table with 8 columns: INCOME, Av Size m2, % Number, Price €/m2, GDT €, GIA m2. Rows include Market Housing, Affordable Overall, Affordable Rent, Social Rent, Shared Ownership, First Home, Grant and Subsidy, SITE AREA - Net, SITE AREA - Gross.

Table with 4 columns: Seller per Quarter, Unit Build Time, 3 Quarters.

Table with 4 columns: Whole Site, ParkNET, ParkGROSS, ParkNET. Rows include Residential Land Value, Upfit, Benchmark Land Value, Additional Profit.

DEVELOPMENT COSTS table with columns: LAND, Fee, CONSTRUCTION, FINANCE, SALES, Developer Profit. Includes sub-rows for Land (Stamp Duty, Easements etc., Lease Acquisition), Fee (Planning, Professional), CONSTRUCTION (Build Cost, RfM, FOL, HT, Continuity, Abandonable), FINANCE (Fee, Interest, Legal and Valuation), SALES (Agent, Lease, Misc), and Developer Profit (Market Housing, Affordable Housing, First Home).

Planning fee calc table with columns: Planning fee, Duration, rate. Rows include No fee, No duration 50, No duration 50. Includes Stamp duty calc - Residential and Stamp duty calc - Non-Residential.

Build Cost table with columns: Item, Unit, Rate, Value. Rows include CO2 Plus, Acc Adapt, Water, Over Extra 1, Over Extra 2, Small Site, Site Costs.

Main cash flow table with columns for years 1-6 (Q1-Q4) and rows for INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PR, Developer Return, CASH FLOW FOR GIL ADDITIONAL PROFIT, and various sub-categories.

| Site 21 Strategic Brauns | | | | | | | | |
|--------------------------|------------------|-------|--------|--------|------------|-------------|-------------|--------|
| INCOME | Av Size | m2 | X | Number | Price €/m2 | GDV | GM | |
| Market Housing | Grav | 77.6 | 70.91 | 65.00% | 325 | 5,300 | 121,449,500 | 25,201 |
| Affordable Overall | | | | | | | | |
| Affordable Rent | 62.6 | 57.44 | 22.75% | 179 | 2,915 | 19,179,359 | 7,237 | |
| Social Rent | 62.6 | 57.44 | 6.00% | 29 | 2,450 | 0 | 0 | |
| Shared Ownership | 64.5 | 60.44 | 3.50% | 19 | 3,130 | 3,924,336 | 1,164 | |
| First Homes | 67.0 | 60.93 | 6.75% | 44 | 3,573 | 9,522,987 | 2,932 | |
| Grant and Subsidy | Affordable Rent | | | | | 0 | 0 | |
| | Social Rent | | | | | 0 | 0 | |
| | Shared Ownership | | | | | 0 | 0 | |
| SITEAREA - Net | 3,125 ha | | 16.0 | | ft/a | 154,977,290 | 36,540 | |
| SITEAREA - Gross | 3,472 ha | | 164 | | ft/a | | | |
| Site per Quarter | 0 | | | | | | | |
| Unit Build Time | 3.0 quarters | | | | | | | |

| DEVELOPMENT COSTS | | Unit or m2 | Total |
|----------------------------|---------|------------|------------|
| LAND | | | |
| Land | | | 656,387 |
| Stamp Duty | | | 15,227,740 |
| Examinate etc. | | | |
| Lease Acquisition | 1.50% | 200,064 | 85,453 |
| FEAR | | | |
| Planning | | 95,200 | |
| Professional | 0.00% | 1,231,344 | 7,265,544 |
| CONSTRUCTION | | | |
| Build Cost | 1.93% | 70,697,321 | |
| W/C/C/FT | 5.00% | 12,949,792 | |
| Contingency | | 3,824,684 | |
| Abnormal | 5.00% | 2,674,686 | |
| | | | 91,916,384 |
| FINANCE | | | |
| Fee | 0% | 0 | 0 |
| Interest | 7.50% | 0 | 0 |
| Legal & Valuation | | 0 | 0 |
| SALES | | | |
| Agents | 3.0% | 4,822,316 | |
| Leads | 0.5% | 770,396 | |
| Misc | 0.0% | 0 | 0 |
| | | | 5,592,712 |
| Developer Profit | % Value | 17.50% | 23,252,643 |
| Affordable Housing % Value | 17.50% | | 4,043,190 |
| First Homes % Value | 17.50% | | 1,644,693 |

| Planning fee calc | | Area | rate | Value |
|--------------------------------------|--------|--------------|-------|------------|
| Planning Fee | £/m2 | 80 | 0.00% | 1,612,000 |
| Ne Use | £/m2 | 462 | 3.00% | 49,764 |
| Ne Use over 50 | £/m2 | 131 | 6.00% | 4,206 |
| Ne Use over 50 | £/m2 | 450 | 0.00% | 0 |
| | | | | 23,800 |
| Total | | | | 15,200 |
| Stamp Duty calc - Residential | | | | |
| Stamp Duty | | | | 1,337,740 |
| Levy | | | | 155,337 |
| Total | | | | 1,493,077 |
| Stamp Duty calc - Residential | | | | |
| Stamp Duty | | | | 4,603,330 |
| Levy | | | | 211,453 |
| Total | | | | 4,814,783 |
| Pr OIL 10% | 25,000 | f/Unit (all) | | 12,500,000 |
| Pr OIL 10% | 16,500 | f/Unit (all) | | 1,250,000 |
| OIL | 16% | f/m2 | | 4,699,792 |
| | | | | 16,949,792 |
| In/Terrif | % GDV | 0.00% | | 0 |

| Build Cost | | Unit | Value |
|--------------|--------|--------|-----------|
| O&G | £/m2 | 3,000 | 49,764 |
| Acc & Adpt | £/m2 | 0.00% | 0 |
| Water | £/m2 | 0.00% | 0 |
| Over Extra 1 | £/m2 | 0.00% | 0 |
| Over Extra 2 | £/m2 | 0.00% | 0 |
| Small Site | £/m2 | 0.00% | 0 |
| Site Cost | £/Unit | 15,000 | 1,475,165 |
| ENS | £/Unit | 0.50% | 251,271 |
| | | | 1,726,436 |

| RESIDUAL CASH FLOW FOR INTEREST | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|---------------------------------|---------|--------|--------|--------|--------|--------|--------|
| INCOME | Av Size | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 |

| | | | | | | | |
|-------------------------------------|--|------------------|------------------|------------------|------------------|------------------|------------------|
| UNITS Start/1 | | 10 | 38 | 38 | 38 | 38 | 38 |
| Market Housing | | 0 | 0 | 0 | 0 | 2,621,940 | 2,621,940 |
| Affordable Rent | | 0 | 0 | 0 | 0 | 303,307 | 303,307 |
| Social Rent | | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | | 0 | 0 | 0 | 0 | 0 | 0 |
| First Homes | | 0 | 0 | 0 | 0 | 78,487 | 78,487 |
| Grant and Subsidy | | 0 | 0 | 0 | 0 | 196,480 | 196,480 |
| | | 0 | 0 | 0 | 0 | 3,821,544 | 3,821,544 |
| EXPENDITURE | | | | | | | |
| Stamp Duty | | 0 | 0 | 0 | 0 | 0 | 0 |
| Examinate etc. | | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | | 0 | 0 | 0 | 0 | 200,064 | 200,064 |
| Planning Fee | | 0 | 0 | 0 | 0 | 15,200 | 15,200 |
| Professional | | 0 | 0 | 0 | 0 | 3,640,672 | 3,640,672 |
| Build Cost - B015 Bar | | 0 | 0 | 0 | 0 | 471,915 | 471,915 |
| W/C/O/FT etc | | 0 | 0 | 0 | 0 | 3,770,524 | 3,770,524 |
| Contingency | | 0 | 0 | 0 | 0 | 4,948,012 | 4,948,012 |
| Abnormal | | 0 | 0 | 0 | 0 | 4,948,012 | 4,948,012 |
| Finance Fee | | 0 | 0 | 0 | 0 | 42,446 | 42,446 |
| Legal and Valuation | | 0 | 0 | 0 | 0 | 18,400 | 18,400 |
| Agents | | 0 | 0 | 0 | 0 | 323,842 | 323,842 |
| Leads | | 0 | 0 | 0 | 0 | 93,927 | 93,927 |
| Misc | | 0 | 0 | 0 | 0 | 93,927 | 93,927 |
| | | 0 | 0 | 0 | 0 | 10,735,404 | 10,735,404 |
| COSTS BEFORE LAND INT AND PR | | 4,542,225 | 4,639,752 | 4,216,119 | 2,519,512 | 4,682,574 | 6,842,134 |

| Developer Returns | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|-------------------|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Market Housing | | 336,491 | 430,422 | 571,544 | 975,102 | 672,915 | 796,823 |
| Affordable Rent | | | | | | | |
| First Homes | | | | | | | |
| Cash Flow | | -17,920,065 | -5,035,753 | -4,441,541 | -3,207,096 | -5,175,378 | -6,719,109 |
| Ongoing Balance | | -17,920,065 | -22,955,811 | -27,430,359 | -30,709,415 | -33,810,743 | -36,403,301 |

| CASH FLOW FOR CH ADDITIONAL PROFIT | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|-------------------------------------|---------|-------------------|------------------|------------------|------------------|------------------|------------------|
| INCOME | Av Size | | | | | | |
| EXPENDITURE | | | | | | | |
| Stamp Duty | | 0 | 0 | 0 | 0 | 0 | 0 |
| Examinate etc. | | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | | 0 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional | | 0 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - B015 Bar | | 0 | 0 | 0 | 0 | 0 | 0 |
| POTENTIAL OIL | | 0 | 0 | 0 | 0 | 0 | 0 |
| Pr OIL 10% | | 0 | 0 | 0 | 0 | 0 | 0 |
| Contingency | | 0 | 0 | 0 | 0 | 0 | 0 |
| Abnormal | | 0 | 0 | 0 | 0 | 0 | 0 |
| Finance Fee | | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal and Valuation | | 0 | 0 | 0 | 0 | 0 | 0 |
| Agents | | 0 | 0 | 0 | 0 | 0 | 0 |
| Leads | | 0 | 0 | 0 | 0 | 0 | 0 |
| Misc | | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PR | | 10,445,429 | 4,216,119 | 3,275,743 | 5,299,828 | 4,724,445 | 6,835,499 |

Appendix 6: Residential appraisals – South Woodham Ferrers

| Large GF 300 Urban Edge | | | | | | | Rounded | | Modelling | | Area ha | | Characteristics | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------|--------------|----------------|--------------|---------|-----------------|--|---------------------|-------------|-----------|-----------|------------------|-----------------|------|-------|-------------|--------|--------|-------|---------|---------|---------------------|--|-------|-------|------------------|-----------|---------|---|-------------|-------|-------|-------|-----------|---------|----|-------------|-------|-------|---------|---------|------|-------------|----|-------|---------|-------|-----------|------|---------|----|-------|-------|---------|-----------|---------|---|----|-------|-------|-------|-----------|-------|----|------|-------|-------|----|-----|-----|------|---|-------|-------|-------|-----------|-----|---------|---|-------|-------|-------|-----------|----------|-------|----|-------|-------|-------|-----------|----------|-----|------|-------|-------|-----|------|----------|-----|---------|-------|-------|------|---|---------|---|---|-------|-------|----|------|---------|-----|------|-------|-------|---|------|---------|---|---|-------|-------|----|------|-----|-------|----|-------|----|--------|------------|--|----|-----|-----|------|---|-----|-----------|------|---|-----|------------|---|-----------------|------|-----|-------|-------|----------|----|------|-----|-------|---------|-----|-----|------|---|----|--------|------------------|---------|-----|------|---|-----|------|--------|----------------------|---------|-------|-----|------|----|------|--------|--------------------|------|------|----|-----|-----|------|---|-----|------|---|-----|------|---|------|---|---|------|------|----|------|---|---|------|---|-----|---|------|---|---|---|-----|---|-----|------|-----|-------|----|-------|--------|------|-----|------|----|---|------|---|---|--|----------|---|----|---|-----|---|-----|------|----------|-------|----|-------|-----|------|--|------|----------|---|------|---|---|--|------|---|---------|---|----------|---|----|-------|-----|-------|---------|-----|----|-------|-----|-------|----|-----|---------|------|---|----|-----|------|---|-----|----------|---|----|-----------|---|------|---|---|--|-------|--|------|---|---|------|---|---|--------------|------|----------|---|---|----------|----|---------|-------|---------|----------------|-----|--------|-------|--------|-------|--------------|----|-------|-------|-------|-------|------------------|------|-----|-------|-----|---------|-------------|----|-------|-------|-------|-------|---|-----|--------|--|--------|---|---|------|---|---|--|------|---|---|---|---------|---|----|-------|--|------|---|---|----|-------|--|------|---|---|------|---|---|--|------|---|---|---|---------|---|----|-------|--|------|---|---|----|-------|--|------|---|---|------|---|---|--|------|---|---|---|--|--|--|--|------|--------|-----|--------|--|--|------|-------|----|-------|------|-------|----|-----|------|-------|----|-------|
| 1 | UNITS | 300 | Aff - rented | 65% % of Aff | 68.25 | 68 | Density | 35 units/ha | Total | 12.245 | Sub Area | SWF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Affordable | 35% | 105 Shared Owr | 10% | 10.50 | 11 | Net:Gross | 70% | Gross | 12.245 ha | Green Bro | Green | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | First Home: | 25% % of Aff | 26.25 | 26 | | | Net | 8.571 ha | Use | Agricultural | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 105 | 105 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4"></th> <th colspan="4">Market</th> <th colspan="4">Affordable for Rent</th> <th colspan="4">Shared Ownership</th> <th colspan="4">First Homes</th> </tr> <tr> <th></th> <th>Beds</th> <th>m2</th> <th>Circulation</th> <th>195</th> <th></th> <th>Rounded</th> <th>m2</th> <th>m2</th> <th>Circulation</th> <th>68</th> <th></th> <th>Rounded</th> <th>m2</th> <th>11</th> <th></th> <th>Rounded</th> <th>m2</th> <th>26</th> <th></th> <th>Rounded</th> <th>m2</th> </tr> </thead> <tbody> <tr> <td>Terrace</td> <td>2</td> <td>73</td> <td>0.0%</td> <td>15%</td> <td>29.25</td> <td>29</td> <td>2,117</td> <td>70</td> <td>0.0%</td> <td>15%</td> <td>10.20</td> <td>10</td> <td>700</td> <td>20%</td> <td>2.20</td> <td>2</td> <td>140</td> <td>20%</td> <td>5.20</td> <td>4</td> <td>280</td> </tr> <tr> <td>Terrace</td> <td>3</td> <td>86</td> <td>0.0%</td> <td>10%</td> <td>19.50</td> <td>20</td> <td>1,720</td> <td>84</td> <td>0.0%</td> <td>15%</td> <td>10.20</td> <td>10</td> <td>840</td> <td>15%</td> <td>1.65</td> <td>2</td> <td>168</td> <td>15%</td> <td>3.90</td> <td>4</td> <td>336</td> </tr> <tr> <td>Terrace</td> <td>4</td> <td>97</td> <td>0.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>97</td> <td>0.0%</td> <td>5%</td> <td>3.40</td> <td>3</td> <td>291</td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Semi</td> <td>2</td> <td>81</td> <td>0.0%</td> <td>15%</td> <td>29.25</td> <td>29</td> <td>2,349</td> <td>79</td> <td>0.0%</td> <td>15%</td> <td>10.20</td> <td>10</td> <td>790</td> <td>25%</td> <td>2.75</td> <td>3</td> <td>237</td> <td>25%</td> <td>6.50</td> <td>7</td> <td>553</td> </tr> <tr> <td>Semi</td> <td>3</td> <td>98</td> <td>0.0%</td> <td>20%</td> <td>39.00</td> <td>39</td> <td>3,822</td> <td>93</td> <td>0.0%</td> <td>15%</td> <td>10.20</td> <td>10</td> <td>930</td> <td>10%</td> <td>1.10</td> <td>1</td> <td>93</td> <td>10%</td> <td>2.60</td> <td>3</td> <td>279</td> </tr> <tr> <td>Semi</td> <td>4</td> <td>106</td> <td>0.0%</td> <td>10%</td> <td>19.50</td> <td>20</td> <td>2,120</td> <td>106</td> <td>0.0%</td> <td>5%</td> <td>3.40</td> <td>4</td> <td>424</td> <td>10%</td> <td>1.10</td> <td>1</td> <td>106</td> <td>10%</td> <td>2.60</td> <td>3</td> <td>318</td> </tr> <tr> <td>Det</td> <td>3</td> <td>120</td> <td>0.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>102</td> <td>0.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Det</td> <td>4</td> <td>130</td> <td>0.0%</td> <td>10%</td> <td>19.50</td> <td>20</td> <td>2,600</td> <td>115</td> <td>0.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Det</td> <td>5</td> <td>140</td> <td>0.0%</td> <td>10%</td> <td>19.50</td> <td>20</td> <td>2,800</td> <td>119</td> <td>0.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Flat to5</td> <td>1</td> <td>40</td> <td>10.0%</td> <td>10%</td> <td>19.50</td> <td>18</td> <td>792</td> <td>39</td> <td>10.0%</td> <td>30%</td> <td>20.40</td> <td>21</td> <td>901</td> <td>20%</td> <td>2.20</td> <td>2</td> <td>86</td> <td>20%</td> <td>5.20</td> <td>5</td> <td>215</td> </tr> <tr> <td>Flat to5</td> <td>2</td> <td>65</td> <td>10.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>61</td> <td>10.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Flat to5</td> <td>3</td> <td>80</td> <td>10.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>74</td> <td>10.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Flat 6+</td> <td>1</td> <td>40</td> <td>15.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>39</td> <td>15.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Flat 6+</td> <td>2</td> <td>65</td> <td>15.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>61</td> <td>15.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Flat 6+</td> <td>3</td> <td>80</td> <td>15.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>74</td> <td>15.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>100%</td> <td>195.00</td> <td>195</td> <td>18,320</td> <td></td> <td></td> <td>100%</td> <td>68.00</td> <td>68</td> <td>4,876</td> <td>100%</td> <td>11.00</td> <td>11</td> <td>830</td> <td>100%</td> <td>26.00</td> <td>26</td> <td>1,981</td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | | | Market | | | | Affordable for Rent | | | | Shared Ownership | | | | First Homes | | | | | Beds | m2 | Circulation | 195 | | Rounded | m2 | m2 | Circulation | 68 | | Rounded | m2 | 11 | | Rounded | m2 | 26 | | Rounded | m2 | Terrace | 2 | 73 | 0.0% | 15% | 29.25 | 29 | 2,117 | 70 | 0.0% | 15% | 10.20 | 10 | 700 | 20% | 2.20 | 2 | 140 | 20% | 5.20 | 4 | 280 | Terrace | 3 | 86 | 0.0% | 10% | 19.50 | 20 | 1,720 | 84 | 0.0% | 15% | 10.20 | 10 | 840 | 15% | 1.65 | 2 | 168 | 15% | 3.90 | 4 | 336 | Terrace | 4 | 97 | 0.0% | | 0.00 | 0 | 0 | 97 | 0.0% | 5% | 3.40 | 3 | 291 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | Semi | 2 | 81 | 0.0% | 15% | 29.25 | 29 | 2,349 | 79 | 0.0% | 15% | 10.20 | 10 | 790 | 25% | 2.75 | 3 | 237 | 25% | 6.50 | 7 | 553 | Semi | 3 | 98 | 0.0% | 20% | 39.00 | 39 | 3,822 | 93 | 0.0% | 15% | 10.20 | 10 | 930 | 10% | 1.10 | 1 | 93 | 10% | 2.60 | 3 | 279 | Semi | 4 | 106 | 0.0% | 10% | 19.50 | 20 | 2,120 | 106 | 0.0% | 5% | 3.40 | 4 | 424 | 10% | 1.10 | 1 | 106 | 10% | 2.60 | 3 | 318 | Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | 102 | 0.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | Det | 4 | 130 | 0.0% | 10% | 19.50 | 20 | 2,600 | 115 | 0.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | Det | 5 | 140 | 0.0% | 10% | 19.50 | 20 | 2,800 | 119 | 0.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | Flat to5 | 1 | 40 | 10.0% | 10% | 19.50 | 18 | 792 | 39 | 10.0% | 30% | 20.40 | 21 | 901 | 20% | 2.20 | 2 | 86 | 20% | 5.20 | 5 | 215 | Flat to5 | 2 | 65 | 10.0% | | 0.00 | 0 | 0 | 61 | 10.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 0 | 74 | 10.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | 39 | 15.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | 61 | 15.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | 74 | 15.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | | | | 100% | 195.00 | 195 | 18,320 | | | 100% | 68.00 | 68 | 4,876 | 100% | 11.00 | 11 | 830 | 100% | 26.00 | 26 | 1,981 |
| | | | | Market | | | | Affordable for Rent | | | | Shared Ownership | | | | First Homes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Beds | m2 | Circulation | 195 | | Rounded | m2 | m2 | Circulation | 68 | | Rounded | m2 | 11 | | Rounded | m2 | 26 | | Rounded | m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Terrace | 2 | 73 | 0.0% | 15% | 29.25 | 29 | 2,117 | 70 | 0.0% | 15% | 10.20 | 10 | 700 | 20% | 2.20 | 2 | 140 | 20% | 5.20 | 4 | 280 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Terrace | 3 | 86 | 0.0% | 10% | 19.50 | 20 | 1,720 | 84 | 0.0% | 15% | 10.20 | 10 | 840 | 15% | 1.65 | 2 | 168 | 15% | 3.90 | 4 | 336 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Terrace | 4 | 97 | 0.0% | | 0.00 | 0 | 0 | 97 | 0.0% | 5% | 3.40 | 3 | 291 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Semi | 2 | 81 | 0.0% | 15% | 29.25 | 29 | 2,349 | 79 | 0.0% | 15% | 10.20 | 10 | 790 | 25% | 2.75 | 3 | 237 | 25% | 6.50 | 7 | 553 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Semi | 3 | 98 | 0.0% | 20% | 39.00 | 39 | 3,822 | 93 | 0.0% | 15% | 10.20 | 10 | 930 | 10% | 1.10 | 1 | 93 | 10% | 2.60 | 3 | 279 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Semi | 4 | 106 | 0.0% | 10% | 19.50 | 20 | 2,120 | 106 | 0.0% | 5% | 3.40 | 4 | 424 | 10% | 1.10 | 1 | 106 | 10% | 2.60 | 3 | 318 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | 102 | 0.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Det | 4 | 130 | 0.0% | 10% | 19.50 | 20 | 2,600 | 115 | 0.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Det | 5 | 140 | 0.0% | 10% | 19.50 | 20 | 2,800 | 119 | 0.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat to5 | 1 | 40 | 10.0% | 10% | 19.50 | 18 | 792 | 39 | 10.0% | 30% | 20.40 | 21 | 901 | 20% | 2.20 | 2 | 86 | 20% | 5.20 | 5 | 215 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat to5 | 2 | 65 | 10.0% | | 0.00 | 0 | 0 | 61 | 10.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 0 | 74 | 10.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | 39 | 15.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | 61 | 15.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | 74 | 15.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 100% | 195.00 | 195 | 18,320 | | | 100% | 68.00 | 68 | 4,876 | 100% | 11.00 | 11 | 830 | 100% | 26.00 | 26 | 1,981 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="7">BCIS</th> </tr> <tr> <th></th> <th></th> <th>Lower Q</th> <th>Median</th> <th>Used</th> <th>m2</th> <th></th> </tr> </thead> <tbody> <tr><td>Terrace</td><td>2</td><td></td><td>1,402</td><td>1,402</td><td>3,237</td><td>4,538,274</td></tr> <tr><td>Terrace</td><td>3</td><td></td><td>1,402</td><td>1,402</td><td>3,064</td><td>4,295,728</td></tr> <tr><td>Terrace</td><td>4</td><td></td><td>1,402</td><td>1,402</td><td>291</td><td>407,982</td></tr> <tr><td>Semi</td><td>2</td><td></td><td>1,434</td><td>1,434</td><td>3,929</td><td>5,634,186</td></tr> <tr><td>Semi</td><td>3</td><td></td><td>1,434</td><td>1,434</td><td>5,124</td><td>7,347,816</td></tr> <tr><td>Semi</td><td>4</td><td></td><td>1,434</td><td>1,434</td><td>2,968</td><td>4,256,112</td></tr> <tr><td>Det</td><td>3</td><td></td><td>1,647</td><td>1,647</td><td>0</td><td>0</td></tr> <tr><td>Det</td><td>4</td><td></td><td>1,647</td><td>1,647</td><td>2,600</td><td>4,282,200</td></tr> <tr><td>Det</td><td>5</td><td></td><td>1,647</td><td>1,647</td><td>2,800</td><td>4,611,600</td></tr> <tr><td>Flat to5</td><td>1</td><td></td><td>1,612</td><td>1,612</td><td>1,993</td><td>3,213,038</td></tr> <tr><td>Flat to5</td><td>2</td><td></td><td>1,612</td><td>1,612</td><td>0</td><td>0</td></tr> <tr><td>Flat to5</td><td>3</td><td></td><td>1,612</td><td>1,612</td><td>0</td><td>0</td></tr> <tr><td>Flat 6+</td><td>1</td><td></td><td>1,906</td><td>1,906</td><td>0</td><td>0</td></tr> <tr><td>Flat 6+</td><td>2</td><td></td><td>1,906</td><td>1,906</td><td>0</td><td>0</td></tr> <tr><td>Flat 6+</td><td>3</td><td></td><td>1,906</td><td>1,906</td><td>0</td><td>0</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td>26,006</td><td>38,586,936</td></tr> </tbody> </table> | | | | | | | BCIS | | | | | | | | | Lower Q | Median | Used | m2 | | Terrace | 2 | | 1,402 | 1,402 | 3,237 | 4,538,274 | Terrace | 3 | | 1,402 | 1,402 | 3,064 | 4,295,728 | Terrace | 4 | | 1,402 | 1,402 | 291 | 407,982 | Semi | 2 | | 1,434 | 1,434 | 3,929 | 5,634,186 | Semi | 3 | | 1,434 | 1,434 | 5,124 | 7,347,816 | Semi | 4 | | 1,434 | 1,434 | 2,968 | 4,256,112 | Det | 3 | | 1,647 | 1,647 | 0 | 0 | Det | 4 | | 1,647 | 1,647 | 2,600 | 4,282,200 | Det | 5 | | 1,647 | 1,647 | 2,800 | 4,611,600 | Flat to5 | 1 | | 1,612 | 1,612 | 1,993 | 3,213,038 | Flat to5 | 2 | | 1,612 | 1,612 | 0 | 0 | Flat to5 | 3 | | 1,612 | 1,612 | 0 | 0 | Flat 6+ | 1 | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 2 | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 3 | | 1,906 | 1,906 | 0 | 0 | | | | | | 26,006 | 38,586,936 | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">Occupants</th> <th colspan="2">Population</th> <th colspan="2">ha per dwelling</th> </tr> <tr> <th></th> <th>Beds</th> <th>Count</th> <th>per unit</th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr><td>Terrace</td><td>2</td><td>45</td><td></td><td></td><td></td><td>0.0019</td><td>Local Open Space</td></tr> <tr><td>Terrace</td><td>3</td><td>36</td><td></td><td></td><td></td><td>0.0040</td><td>Strategic Open Space</td></tr> <tr><td>Terrace</td><td>4</td><td>3</td><td></td><td></td><td></td><td>0.0024</td><td>Natural Open Space</td></tr> <tr><td>Semi</td><td>2</td><td>49</td><td>0</td><td>0</td><td></td><td></td><td></td></tr> <tr><td>Semi</td><td>3</td><td>53</td><td>0</td><td>0</td><td></td><td></td><td></td></tr> <tr><td>Semi</td><td>4</td><td>28</td><td>0</td><td>0</td><td></td><td></td><td></td></tr> <tr><td>Det</td><td>3</td><td>0</td><td>0</td><td>0</td><td></td><td></td><td></td></tr> <tr><td>Det</td><td>4</td><td>20</td><td>0</td><td>0</td><td></td><td>0.0083</td><td>ha</td></tr> <tr><td>Det</td><td>5</td><td>20</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Flat to5</td><td>1</td><td>46</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Flat to5</td><td>2</td><td>0</td><td>0</td><td>0</td><td></td><td></td><td></td></tr> <tr><td>Flat to5</td><td>3</td><td>0</td><td>0</td><td>0</td><td></td><td></td><td></td></tr> <tr><td>Flat 6+</td><td>1</td><td>0</td><td>0</td><td>0</td><td></td><td></td><td></td></tr> <tr><td>Flat 6+</td><td>2</td><td>0</td><td>0</td><td>0</td><td></td><td></td><td></td></tr> <tr><td>Flat 6+</td><td>3</td><td>0</td><td>0</td><td>0</td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td>Residents</td><td>0</td><td></td><td></td><td></td></tr> </tbody> </table> | | | | | | | Occupants | | | | Population | | ha per dwelling | | | Beds | Count | per unit | | | | | Terrace | 2 | 45 | | | | 0.0019 | Local Open Space | Terrace | 3 | 36 | | | | 0.0040 | Strategic Open Space | Terrace | 4 | 3 | | | | 0.0024 | Natural Open Space | Semi | 2 | 49 | 0 | 0 | | | | Semi | 3 | 53 | 0 | 0 | | | | Semi | 4 | 28 | 0 | 0 | | | | Det | 3 | 0 | 0 | 0 | | | | Det | 4 | 20 | 0 | 0 | | 0.0083 | ha | Det | 5 | 20 | | | | | | Flat to5 | 1 | 46 | | | | | | Flat to5 | 2 | 0 | 0 | 0 | | | | Flat to5 | 3 | 0 | 0 | 0 | | | | Flat 6+ | 1 | 0 | 0 | 0 | | | | Flat 6+ | 2 | 0 | 0 | 0 | | | | Flat 6+ | 3 | 0 | 0 | 0 | | | | | | | Residents | 0 | | | | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2"></th> <th colspan="2">Construction</th> <th colspan="2">Saleable</th> </tr> <tr> <th></th> <th>Units</th> <th>m2</th> <th>Average</th> <th>m2</th> <th>Average</th> </tr> </thead> <tbody> <tr><td>Market Housing</td><td>195</td><td>18,320</td><td>93.95</td><td>18,248</td><td>93.58</td></tr> <tr><td>Aff - rented</td><td>68</td><td>4,876</td><td>71.70</td><td>4,794</td><td>70.50</td></tr> <tr><td>Shared Ownership</td><td>11</td><td>830</td><td>75.44</td><td>822</td><td>74.73</td></tr> <tr><td>First Homes</td><td>26</td><td>1,981</td><td>76.17</td><td>1,961</td><td>75.42</td></tr> <tr><td></td><td>300</td><td>26,006</td><td></td><td>25,825</td><td></td></tr> </tbody> </table> | | | | | | | | | Construction | | Saleable | | | Units | m2 | Average | m2 | Average | Market Housing | 195 | 18,320 | 93.95 | 18,248 | 93.58 | Aff - rented | 68 | 4,876 | 71.70 | 4,794 | 70.50 | Shared Ownership | 11 | 830 | 75.44 | 822 | 74.73 | First Homes | 26 | 1,981 | 76.17 | 1,961 | 75.42 | | 300 | 26,006 | | 25,825 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BCIS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Lower Q | Median | Used | m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Terrace | 2 | | 1,402 | 1,402 | 3,237 | 4,538,274 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Terrace | 3 | | 1,402 | 1,402 | 3,064 | 4,295,728 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Terrace | 4 | | 1,402 | 1,402 | 291 | 407,982 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Semi | 2 | | 1,434 | 1,434 | 3,929 | 5,634,186 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Semi | 3 | | 1,434 | 1,434 | 5,124 | 7,347,816 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Semi | 4 | | 1,434 | 1,434 | 2,968 | 4,256,112 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Det | 3 | | 1,647 | 1,647 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Det | 4 | | 1,647 | 1,647 | 2,600 | 4,282,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Det | 5 | | 1,647 | 1,647 | 2,800 | 4,611,600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat to5 | 1 | | 1,612 | 1,612 | 1,993 | 3,213,038 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat to5 | 2 | | 1,612 | 1,612 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat to5 | 3 | | 1,612 | 1,612 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat 6+ | 1 | | 1,906 | 1,906 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat 6+ | 2 | | 1,906 | 1,906 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat 6+ | 3 | | 1,906 | 1,906 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 26,006 | 38,586,936 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Occupants | | | | Population | | ha per dwelling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Terrace | 2 | 45 | | | | 0.0019 | Local Open Space | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Terrace | 3 | 36 | | | | 0.0040 | Strategic Open Space | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Terrace | 4 | 3 | | | | 0.0024 | Natural Open Space | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Semi | 2 | 49 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Det | 4 | 20 | 0 | 0 | | 0.0083 | ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Det | 5 | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat to5 | 1 | 46 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat to5 | 2 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat to5 | 3 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat 6+ | 1 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat 6+ | 2 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flat 6+ | 3 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Residents | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Construction | | Saleable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Units | m2 | Average | m2 | Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | 195 | 18,320 | 93.95 | 18,248 | 93.58 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Aff - rented | 68 | 4,876 | 71.70 | 4,794 | 70.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shared Ownership | 11 | 830 | 75.44 | 822 | 74.73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| First Homes | 26 | 1,981 | 76.17 | 1,961 | 75.42 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 300 | 26,006 | | 25,825 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | <p style="text-align: center;">1,484 £/m2</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Medium GF - 20 urban edge | | | | Rounded | | Modelling | | Area ha | | Characteristics | | | | | | | | |
|---------------------------|------------|-----|--------------|---------|----------|-----------|-----------|-------------|---------------------|-----------------|----------|------------------|--------------|---------|----------------------|----------|---------|-------|
| 4 | UNITS | 20 | Aff - rented | 65% | % of Aff | 4.55 | 5 | Density | 30 | units/ha | Total | 0.833 | Sub Area SWF | | | | | |
| | Affordable | 35% | 7 Shared Own | 10% | | 0.70 | 1 | Net:Gross | 80% | | Gross | 0.833 | ha | | | | | |
| | | | First Homes | 25% | % of Aff | 1.75 | 2 | | | | Net | 0.667 | ha | | | | | |
| | | | | | | 7 | 8 | | | | | | Use | | | | | |
| | | | | | | | | | | | | | Agricultural | | | | | |
| | | | Market | | | | | | Affordable for Rent | | | Shared Ownership | | | First Homes | | | |
| | Beds | m2 | Circulation | 13 | Rounded | m2 | m2 | Circulation | 5 | Rounded | m2 | 1 | Rounded | m2 | 2 | Rounded | m2 | |
| Terrace | 2 | 73 | 0.0% | 15% | 1.95 | 2 | 146 | 70 | 0.0% | 15% | 0.75 | 1 | 70 | 20% | 0.20 | 0 | 0 | |
| Terrace | 3 | 86 | 0.0% | 10% | 1.30 | 1 | 86 | 84 | 0.0% | 15% | 0.75 | 1 | 84 | 15% | 0.15 | 0 | 0 | |
| Terrace | 4 | 97 | 0.0% | | 0.00 | 0 | 0 | 97 | 0.0% | 5% | 0.25 | 0 | 0 | 0.00 | 0 | 0 | 0 | |
| Semi | 2 | 81 | 0.0% | 15% | 1.95 | 2 | 162 | 79 | 0.0% | 15% | 0.75 | 1 | 79 | 25% | 0.25 | 1 | 79 | |
| Semi | 3 | 98 | 0.0% | 20% | 2.60 | 3 | 294 | 93 | 0.0% | 15% | 0.75 | 0 | 0 | 10% | 0.10 | 0 | 0 | |
| Semi | 4 | 106 | 0.0% | 10% | 1.30 | 2 | 212 | 106 | 0.0% | 5% | 0.25 | 0 | 0 | 10% | 0.10 | 0 | 0 | |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | 102 | 0.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | |
| Det | 4 | 130 | 0.0% | 10% | 1.30 | 1 | 130 | 115 | 0.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | |
| Det | 5 | 140 | 0.0% | 10% | 1.30 | 1 | 140 | 119 | 0.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | |
| Flat to5 | 1 | 40 | 10.0% | 10% | 1.30 | 1 | 44 | 39 | 10.0% | 30% | 1.50 | 2 | 86 | 20% | 0.20 | 0 | 0 | |
| Flat to5 | 2 | 65 | 10.0% | | 0.00 | 0 | 0 | 61 | 10.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | |
| Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 0 | 74 | 10.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | 39 | 15.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | 61 | 15.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | 74 | 15.0% | | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | |
| | | | | 100% | 13.00 | 13 | 1,214 | | | 100% | 5.00 | 5 | 319 | 100% | 1.00 | 1 | 79 | |
| | | | | | | | | | | | | | | | | | | |
| | | | BCIS | | | | | | Occupants | | | Population | | | ha per dwelling | | | |
| | | | Lower Q | Median | Used | m2 | | | Beds | Count | per unit | | | 0.0019 | Local Open Space | | | |
| Terrace | 2 | | 1,402 | 1,402 | 216 | 302,832 | | | Terrace | 2 | 3 | 0 | 0 | 0.0040 | Strategic Open Space | | | |
| Terrace | 3 | | 1,402 | 1,402 | 170 | 238,340 | | | Terrace | 3 | 2 | 0 | 0 | 0.0024 | Natural Open Space | | | |
| Terrace | 4 | | 1,402 | 1,402 | 0 | 0 | | | Terrace | 4 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | |
| Semi | 2 | | 1,434 | 1,434 | 478 | 685,452 | | | Semi | 2 | 6 | 0 | 0 | 0.0000 | 0.0000 | | | |
| Semi | 3 | | 1,434 | 1,434 | 294 | 421,596 | | | Semi | 3 | 3 | 0 | 0 | 0.0000 | 0.0000 | | | |
| Semi | 4 | | 1,434 | 1,434 | 212 | 304,008 | | | Semi | 4 | 2 | 0 | 0 | 0.0000 | 0.0000 | | | |
| Det | 3 | | 1,647 | 1,647 | 0 | 0 | | | Det | 3 | 0 | 0 | 0 | 0.0000 | 0.0000 | | | |
| Det | 4 | | 1,647 | 1,647 | 130 | 214,110 | | | Det | 4 | 1 | 0 | 0 | 0.0000 | 0.0000 | | | |
| Det | 5 | | 1,647 | 1,647 | 140 | 230,580 | | | Det | 5 | 1 | 0 | 0 | 0.0000 | 0.0000 | | | |
| Flat to5 | 1 | | 1,612 | 1,612 | 130 | 209,238 | | | Flat to5 | 1 | 3 | 0 | 0 | 0.0083 | ha | | | |
| Flat to5 | 2 | | 1,612 | 1,612 | 0 | 0 | | | Flat to5 | 2 | 0 | 0 | 0 | | | | | |
| Flat to5 | 3 | | 1,612 | 1,612 | 0 | 0 | | | Flat to5 | 3 | 0 | 0 | 0 | | | | | |
| Flat 6+ | 1 | | 1,906 | 1,906 | 0 | 0 | | | Flat 6+ | 1 | 0 | 0 | 0 | | | | | |
| Flat 6+ | 2 | | 1,906 | 1,906 | 0 | 0 | | | Flat 6+ | 2 | 0 | 0 | 0 | | | | | |
| Flat 6+ | 3 | | 1,906 | 1,906 | 0 | 0 | | | Flat 6+ | 3 | 0 | 0 | 0 | | | | | |
| | | | | | | 1,770 | 2,606,156 | | | | | | | | | | | |
| | | | | | | | 1,473 | £/m2 | | | | | | | | | | |
| | | | | | | | | | Residents | | | 0 | | | | | | |
| | | | | | | | | | | | | | | Summary | | | | |
| | | | | | | | | | | | | | | Units | Construction | Saleable | | |
| | | | | | | | | | | | | | | m2 | Average | m2 | Average | |
| | | | | | | | | | | | | | | 13 | 1,214 | 93.38 | 1,210 | 93.08 |
| | | | | | | | | | | | | | | 5 | 319 | 63.76 | 311 | 62.20 |
| | | | | | | | | | | | | | | 1 | 79 | 79.00 | 79 | 79.00 |
| | | | | | | | | | | | | | | 2 | 158 | 79.00 | 158 | 79.00 |
| | | | | | | | | | | | | | | 21 | 1,770 | | 1,758 | |

| Brownfield - 25 Urban Area | | | | Rounded | | Modelling | | Area ha | | Characteristics | | | | | | | | | | | |
|----------------------------|------------|-----|-----------------|---------------|---------|----------------------------|-----------|-------------------|-------|-------------------------|------------------|--------------------|---------------------|---------|-----------------|-------|-------------|---------|------|---|-----|
| 8 | UNITS | 25 | Aff - rented | 65% % of Aff | 5.6875 | 6 | Density | 65 units/ha | Total | 0.592 | Sub Area SWF | | | | | | | | | | |
| | Affordable | 35% | 8.75 Shared Own | 10% | 0.88 | 1 | Net:Gross | 80% | Gross | 0.481 ha | Green Br: Brown | | | | | | | | | | |
| | | | First Homes | 25% % of Aff | 2.1875 | 2 | | | Net | 0.385 ha | Use PDL | | | | | | | | | | |
| | | | | | 8.75 | 9 | | | | | | | | | | | | | | | |
| | | | | Market | | Affordable for Rent | | | | Shared Ownership | | First Homes | | | | | | | | | |
| | Beds | m2 | Circulation | 16 | Rounded | m2 | m2 | Circulation | 6 | Rounded | m2 | 1 | Shared | Rounded | m2 | 2 | First Homes | Rounded | m2 | | |
| Terrace | 2 | 73 | 0.0% | 25% | 4.00 | 4 | 292 | 70 | 0.0% | 15% | 0.90 | 1 | 70 | 40% | 0.40 | 1 | 70 | 40% | 0.80 | 1 | 70 |
| Terrace | 3 | 86 | 0.0% | 25% | 4.00 | 4 | 344 | 84 | 0.0% | 10% | 0.60 | 1 | 84 | 25% | 0.25 | 0 | 0 | 25% | 0.50 | 1 | 84 |
| Terrace | 4 | 97 | 0.0% | 10% | 1.60 | 2 | 194 | 97 | 0.0% | 10% | 0.60 | 1 | 97 | 10% | 0.10 | 0 | 0 | 10% | 0.20 | 0 | 0 |
| Semi | 2 | 81 | 0.0% | | 0.00 | 0 | 0 | 79 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 3 | 98 | 0.0% | 15% | 2.40 | 2 | 196 | 93 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 4 | 106 | 0.0% | 10% | 1.60 | 2 | 212 | 106 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | 102 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 4 | 130 | 0.0% | | 0.00 | 0 | 0 | 115 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 5 | 140 | 0.0% | | 0.00 | 0 | 0 | 119 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 1 | 40 | 10.0% | 5% | 0.80 | 1 | 44 | 39 | 10.0% | 30% | 1.80 | 2 | 86 | 10% | 0.10 | 0 | 0 | 10% | 0.20 | 0 | 0 |
| Flat to5 | 2 | 65 | 10.0% | 10% | 1.60 | 1 | 72 | 61 | 10.0% | 20% | 1.20 | 1 | 67 | 10% | 0.10 | 0 | 0 | 10% | 0.20 | 0 | 0 |
| Flat to5 | 3 | 80 | 10.0% | | 0.00 | 0 | 0 | 74 | 10.0% | 15% | 0.90 | 0 | 0 | 5% | 0.05 | 0 | 0 | 5% | 0.10 | 0 | 0 |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | 39 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | 61 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | 74 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 |
| | | | | 100% | 16.00 | 16 | 1,354 | | | 100% | 6.00 | 6 | 404 | 100% | 1.00 | 1 | 70 | 100% | 2.00 | 2 | 154 |
| | | | | BCIS | | Occupants | | Population | | ha per dwelling | | | | | | | | | | | |
| | | | Lower Q | Median | Used | m2 | | Beds | Count | per unit | | | | | | | | | | | |
| Terrace | 2 | | 1,402 | 1,402 | 502 | 703,804 | Terrace | 2 | 7 | 0 | 0.0019 | | | | | | | | | | |
| Terrace | 3 | | 1,402 | 1,402 | 512 | 717,824 | Terrace | 3 | 6 | 0 | 0.0040 | | | | | | | | | | |
| Terrace | 4 | | 1,402 | 1,402 | 291 | 407,982 | Terrace | 4 | 3 | 0 | 0.0024 | | | | | | | | | | |
| Semi | 2 | | 1,434 | 1,434 | 0 | 0 | Terrace | 4 | 3 | 0 | 0.0000 | | | | | | | | | | |
| Semi | 3 | | 1,434 | 1,434 | 196 | 281,064 | Semi | 2 | 0 | 0 | 0.0000 | | | | | | | | | | |
| Semi | 4 | | 1,434 | 1,434 | 212 | 304,008 | Semi | 3 | 2 | 0 | 0.0000 | | | | | | | | | | |
| Det | 3 | | 1,647 | 1,647 | 0 | 0 | Semi | 4 | 2 | 0 | 0.0000 | | | | | | | | | | |
| Det | 4 | | 1,647 | 1,647 | 0 | 0 | Det | 3 | 0 | 0 | 0.0000 | | | | | | | | | | |
| Det | 5 | | 1,647 | 1,647 | 0 | 0 | Det | 4 | 0 | 0 | 0.0000 | | | | | | | | | | |
| Flat to5 | 1 | | 1,612 | 1,612 | 130 | 209,238 | Det | 5 | 0 | 0 | 0.0000 | | | | | | | | | | |
| Flat to5 | 2 | | 1,612 | 1,612 | 139 | 223,423 | Flat to5 | 1 | 3 | 0 | 0.0000 | | | | | | | | | | |
| Flat to5 | 3 | | 1,612 | 1,612 | 0 | 0 | Flat to5 | 2 | 2 | 0 | 0.0000 | | | | | | | | | | |
| Flat 6+ | 1 | | 1,906 | 1,906 | 0 | 0 | Flat to5 | 3 | 0 | 0 | 0.0000 | | | | | | | | | | |
| Flat 6+ | 2 | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 1 | 0 | 0 | 0.0000 | | | | | | | | | | |
| Flat 6+ | 3 | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 2 | 0 | 0 | 0.0000 | | | | | | | | | | |
| | | | | | 1,981 | 2,847,343 | Flat 6+ | 3 | 0 | 0 | 0.0000 | | | | | | | | | | |
| | | | | | | 1,437 £/m2 | | | | Residents | 0 | | | | | | | | | | |
| | | | | | | | | | | | Summary | | Construction | | Saleable | | | | | | |
| | | | | | | | | | | | Units | m2 | Average | m2 | Average | | | | | | |
| | | | | | | | | | | | Market Housing | 16 | 1,354 | 84.59 | 1,343 | 83.94 | | | | | |
| | | | | | | | | | | | Aff - rented | 6 | 404 | 67.32 | 390 | 65.00 | | | | | |
| | | | | | | | | | | | Shared Ownership | 1 | 70 | 77.00 | 70 | 77.00 | | | | | |
| | | | | | | | | | | | First Homes | 2 | 154 | 77.00 | 154 | 77.00 | | | | | |
| | | | | | | | | | | | | 25 | 1,981 | | 1,957 | | | | | | |

| Flatted BF | 250 HD | | | | | | Rounded | | | | Modelling | Area ha | | Characteristics | | | | | | | |
|------------------|------------|---------|-------------|--------|--------------|--------------|------------|------------------|-------------|----------------------------|-----------|-------------------------|-----------------------------|-------------------------|----------------------------|-----------------|---------|--------------------|-------|----|-------|
| 11 | UNITS | 250 | | | Aff - rented | 65% % of Aff | | 56.875 | 57 | | | Density | 160 units/ha | | Total | 1.953 | | | | | |
| | Affordable | 35% | | | 87.5 | Shared Own | | 10% | 8.75 | | | 9 | | Net:Gross | 80% | | Gross | 1.953 ha | | | |
| | | | | | | First Homes | | 25% % of Aff | | 21.875 | | | 22 | | | Net | | 1.563 ha | | | |
| | | | | | | | 87.5 | | 88 | | | | | | Use | PDL | | | | | |
| Market | | | | | | | | | | | | | | | | | | | | | |
| | Beds | m2 | Circulation | 162 | Rounded | m2 | | m2 | Circulation | Affordable for Rent | | | | Shared Ownership | | | | First Homes | | | |
| | | | | | | | | | | 57 | Rounded | m2 | 9 | Rounded | m2 | 22 | Rounded | m2 | | | |
| Terrace | 2 | 73 | 0.0% | 0.00 | 0 | 0 | | 70 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Terrace | 3 | 86 | 0.0% | 0.00 | 0 | 0 | | 84 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Terrace | 4 | 97 | 0.0% | 0.00 | 0 | 0 | | 97 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Semi | 2 | 81 | 0.0% | 0.00 | 0 | 0 | | 79 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Semi | 3 | 98 | 0.0% | 0.00 | 0 | 0 | | 93 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Semi | 4 | 106 | 0.0% | 0.00 | 0 | 0 | | 106 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Det | 3 | 120 | 0.0% | 0.00 | 0 | 0 | | 102 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Det | 4 | 130 | 0.0% | 0.00 | 0 | 0 | | 115 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Det | 5 | 140 | 0.0% | 0.00 | 0 | 0 | | 119 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Flat to5 | 1 | 40 | 10.0% | 0.00 | 0 | 0 | | 39 | 10.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Flat to5 | 2 | 65 | 10.0% | 0.00 | 0 | 0 | | 61 | 10.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Flat to5 | 3 | 80 | 10.0% | 0.00 | 0 | 0 | | 74 | 10.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | | |
| Flat 6+ | 1 | 40 | 15.0% | 5% | 8.10 | 8 | | 368 | 15.0% | 35% | 19.95 | 20 | 897 | 20% | 1.80 | 2 | 90 | 20% | 4.40 | 4 | 179 |
| Flat 6+ | 2 | 65 | 15.0% | 50% | 81.00 | 81 | | 6,055 | 15.0% | 30% | 17.10 | 17 | 1,193 | 45% | 4.05 | 4 | 281 | 45% | 9.90 | 10 | 702 |
| Flat 6+ | 3 | 80 | 15.0% | 45% | 72.90 | 73 | | 6,716 | 15.0% | 35% | 19.95 | 20 | 1,702 | 35% | 3.15 | 3 | 255 | 35% | 7.70 | 8 | 681 |
| | | | | 100% | 162.00 | 162 | | 13,139 | | 100% | 57.00 | 57 | 3,792 | 100% | 9.00 | 9 | 626 | 100% | 22.00 | 22 | 1,562 |
| BCIS | | | | | | | | | | | | | | | | | | | | | |
| | | Lower Q | | Median | Used | m2 | | Occupants | | | | Population | | ha per dwelling | | | | | | | |
| Terrace | 2 | | | 1,402 | 1,402 | 0 | | Beds | Count | per unit | | 0.0019 Local Open Space | | | | | | | | | |
| Terrace | 3 | | | 1,402 | 1,402 | 0 | | Terrace | 2 | 0 | 0 | 0 | 0.0040 Strategic Open Space | | | | | | | | |
| Terrace | 4 | | | 1,402 | 1,402 | 0 | | Terrace | 3 | 0 | 0 | 0 | 0.0024 Natural Open Space | | | | | | | | |
| Semi | 2 | | | 1,434 | 1,434 | 0 | | Terrace | 4 | 0 | 0 | 0 | 0.0000 | 0.0000 | 0.0000 0.0000 | | | | | | |
| Semi | 3 | | | 1,434 | 1,434 | 0 | | Semi | 2 | 0 | 0 | 0 | 0.0000 | 0.0000 | 0.0000 0.0000 | | | | | | |
| Semi | 4 | | | 1,434 | 1,434 | 0 | | Semi | 3 | 0 | 0 | 0 | 0.0000 | 0.0000 | 0.0000 0.0000 | | | | | | |
| Det | 3 | | | 1,647 | 1,647 | 0 | | Semi | 4 | 0 | 0 | 0 | 0.0000 | 0.0000 | Open Space Require 2.075 | | | | | | |
| Det | 4 | | | 1,647 | 1,647 | 0 | | Det | 3 | 0 | 0 | 0 | 0.0000 | 0.0000 | Gross - Net 0.391 | | | | | | |
| Det | 5 | | | 1,647 | 1,647 | 0 | | Det | 4 | 0 | 0 | 0 | 0.0000 | 0.0000 | Shortfall / Surplus -1.684 | | | | | | |
| Flat to5 | 1 | | | 1,612 | 1,612 | 0 | | Det | 5 | 0 | 0 | 0 | 0.0083 | ha | | | | | | | |
| Flat to5 | 2 | | | 1,612 | 1,612 | 0 | | Flat to5 | 1 | 0 | 0 | 0 | | | | | | | | | |
| Flat to5 | 3 | | | 1,612 | 1,612 | 0 | | Flat to5 | 2 | 0 | 0 | 0 | | | | | | | | | |
| Flat 6+ | 1 | | | 1,906 | 1,906 | 1,534 | 2,923,995 | Flat to5 | 3 | 0 | 0 | 0 | | | | | | | | | |
| Flat 6+ | 2 | | | 1,906 | 1,906 | 8,229 | 15,685,236 | Flat 6+ | 1 | 34 | 0 | 0 | | | | | | | | | |
| Flat 6+ | 3 | | | 1,906 | 1,906 | 9,354 | 17,828,915 | Flat 6+ | 2 | 112 | 0 | 0 | | | | | | | | | |
| | | | | | | 19,118 | 36,438,146 | Flat 6+ | 3 | 104 | 0 | 0 | | | | | | | | | |
| | | | | | | | 1,906 €/m2 | | | | | | Residents | | 0 | | | | | | |
| Summary | | | | | | | | | | | | | | | | | | | | | |
| | | Units | | m2 | | Average | | m2 | | Average | | Construction | | | | Saleable | | | | | |
| Market Housing | | 162 | | 13,139 | | 81.10 | | 11,425 | | 70.52 | | | | | | | | | | | |
| Aff - rented | | 57 | | 3,792 | | 66.52 | | 3,297 | | 57.84 | | | | | | | | | | | |
| Shared Ownership | | 9 | | 626 | | 69.51 | | 544 | | 60.44 | | | | | | | | | | | |
| First Homes | | 22 | | 1,562 | | 70.99 | | 1,358 | | 61.73 | | | | | | | | | | | |
| | | 250 | | 19,118 | | | | 16,624 | | | | | | | | | | | | | |

| Flatted BF 155 | | UNITS | | 155 | | Rounded | | Modelling | | Area ha | | Characteristics | | | | | | | | | | | |
|------------------|------------|-------|-------------|----------------|--------|----------|---------|----------------------------|-----------|-------------|----------|-------------------------|----------|-------|---------|------------------------|---|---------|----------------------|-------|---------------------|---------|----|
| 12 | Affordable | 35% | 54.25 | Aff - rented | 65% | % of Aff | 35.2625 | 35 | Density | 100 | units/ha | Total | 1.938 | | | | | | | | | | |
| | | | | Shared Own | 10% | | 5.43 | 5 | Net:Gross | 80% | | Gross | 1.938 ha | | | | | | | | | | |
| | | | | First Homes | 25% | % of Aff | 13.5625 | 14 | | | | Net | 1.550 ha | | | | | | | | | | |
| | | | | | | | 54.25 | 54 | | | | | Use | PDL | | | | | | | | | |
| | | | | Market | | | | Affordable for Rent | | | | Shared Ownership | | | | First Homes | | | | | | | |
| | Beds | m2 | Circulation | 101 | | Rounded | m2 | | m2 | Circulation | 35 | | Rounded | m2 | | 5 | | Rounded | m2 | 14 | | Rounded | m2 |
| Terrace | 2 | 73 | 0.0% | | 0.00 | 0 | 0 | | 70 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| Terrace | 3 | 86 | 0.0% | | 0.00 | 0 | 0 | | 84 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| Terrace | 4 | 97 | 0.0% | | 0.00 | 0 | 0 | | 97 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 2 | 81 | 0.0% | | 0.00 | 0 | 0 | | 79 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 3 | 98 | 0.0% | | 0.00 | 0 | 0 | | 93 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| Semi | 4 | 106 | 0.0% | | 0.00 | 0 | 0 | | 106 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 3 | 120 | 0.0% | | 0.00 | 0 | 0 | | 102 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 4 | 130 | 0.0% | | 0.00 | 0 | 0 | | 115 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| Det | 5 | 140 | 0.0% | | 0.00 | 0 | 0 | | 119 | 0.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat to5 | 1 | 40 | 10.0% | 5% | 5.05 | 5 | 220 | | 39 | 10.0% | 35% | 12.25 | 12 | 515 | 20% | 1.00 | 1 | 43 | 20% | 2.80 | 3 | 129 | |
| Flat to5 | 2 | 65 | 10.0% | 50% | 50.50 | 51 | 3,647 | | 61 | 10.0% | 30% | 10.50 | 11 | 738 | 45% | 2.25 | 2 | 134 | 45% | 6.30 | 6 | 403 | |
| Flat to5 | 3 | 80 | 10.0% | 45% | 45.45 | 45 | 3,960 | | 74 | 10.0% | 35% | 12.25 | 12 | 977 | 35% | 1.75 | 2 | 163 | 35% | 4.90 | 5 | 407 | |
| Flat 6+ | 1 | 40 | 15.0% | | 0.00 | 0 | 0 | | 39 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | | 0.00 | 0 | 0 | | 61 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | | 0.00 | 0 | 0 | | 74 | 15.0% | | 0.00 | 0 | 0 | | 0.00 | 0 | 0 | 0 | | 0.00 | 0 | 0 |
| | | | | 100% | 101.00 | 101 | 7,827 | | | | 100% | 35.00 | 35 | 2,230 | 100% | 5.00 | 5 | 340 | 100% | 14.00 | 14 | 938 | |
| | | | | BCIS | | | | Occupants | | | | Population | | | | ha per dwelling | | | | | | | |
| | | | | Lower Q | Median | Used | m2 | | | | Beds | Count | per unit | | | | | 0.0019 | Local Open Space | | | | |
| Terrace | 2 | | | | 1,402 | 1,402 | 0 | | 0 | | Terrace | 2 | 0 | 0 | 0 | | | 0.0040 | Strategic Open Space | | | | |
| Terrace | 3 | | | | 1,402 | 1,402 | 0 | | 0 | | Terrace | 3 | 0 | 0 | 0 | | | 0.0024 | Natural Open Space | | | | |
| Terrace | 4 | | | | 1,402 | 1,402 | 0 | | 0 | | Terrace | 4 | 0 | 0 | 0 | | | 0.0000 | | | | | |
| Semi | 2 | | | | 1,434 | 1,434 | 0 | | 0 | | Semi | 2 | 0 | 0 | 0 | | | 0.0000 | | | | | |
| Semi | 3 | | | | 1,434 | 1,434 | 0 | | 0 | | Semi | 3 | 0 | 0 | 0 | | | 0.0000 | | | | | |
| Semi | 4 | | | | 1,434 | 1,434 | 0 | | 0 | | Semi | 4 | 0 | 0 | 0 | | | 0.0000 | | | | | |
| Det | 3 | | | | 1,647 | 1,647 | 0 | | 0 | | Det | 3 | 0 | 0 | 0 | | | 0.0000 | 0.0000 | | Open Space Requir | 1.287 | |
| Det | 4 | | | | 1,647 | 1,647 | 0 | | 0 | | Det | 4 | 0 | 0 | 0 | | | 0.0000 | 0.0000 | | Gross - Net | 0.388 | |
| Det | 5 | | | | 1,647 | 1,647 | 0 | | 0 | | Det | 5 | 0 | 0 | 0 | | | 0.0083 | ha | | Shortfall / Surplus | -0.899 | |
| Flat to5 | 1 | | | | 1,612 | 1,612 | 906 | 1,461,117 | | | Flat to5 | 1 | 21 | 0 | 0 | | | | | | | | |
| Flat to5 | 2 | | | | 1,612 | 1,612 | 4,921 | 7,933,297 | | | Flat to5 | 2 | 70 | 0 | 0 | | | | | | | | |
| Flat to5 | 3 | | | | 1,612 | 1,612 | 5,507 | 8,876,639 | | | Flat to5 | 3 | 64 | 0 | 0 | | | | | | | | |
| Flat 6+ | 1 | | | | 1,906 | 1,906 | 0 | 0 | | | Flat 6+ | 1 | 0 | 0 | 0 | | | | | | | | |
| Flat 6+ | 2 | | | | 1,906 | 1,906 | 0 | 0 | | | Flat 6+ | 2 | 0 | 0 | 0 | | | | | | | | |
| Flat 6+ | 3 | | | | 1,906 | 1,906 | 0 | 0 | | | Flat 6+ | 3 | 0 | 0 | 0 | | | | | | | | |
| | | | | | | | 11,334 | 18,271,053 | | | | | | | | | | | | | | | |
| | | | | | | | | 1,612 | £/m2 | | | | | | | | | | | | | | |
| | | | | Summary | | | | Construction | | | | Saleable | | | | | | | | | | | |
| | | | | Units | m2 | Average | m2 | Average | | | Units | m2 | Average | m2 | Average | | | | | | | | |
| Market Housing | | | | 101 | 7,827 | 77.49 | 7,115 | 70.45 | | | | | | | | | | | | | | | |
| Aff - rented | | | | 35 | 2,230 | 63.71 | 2,027 | 57.91 | | | | | | | | | | | | | | | |
| Shared Ownership | | | | 5 | 340 | 67.98 | 309 | 61.80 | | | | | | | | | | | | | | | |
| First Homes | | | | 14 | 938 | 67.02 | 853 | 60.93 | | | | | | | | | | | | | | | |
| | | | | 155 | 11,334 | | | 10,304 | | | | | | | | | | | | | | | |

| Flatted BF | 155 HD | | | | | Rounded | | Modelling | | Area ha | | Characteristics | | | | | | | | |
|------------|------------|-----|--------------|------------------|----------|----------|--------------|-------------|---------------------|----------|------------|------------------|-----------------|---------------------------|---------------------|---------|------|-------|----|-----|
| 13 | UNITS | 155 | Aff - rented | 65% | % of Aff | 35.2625 | 35 | Density | 160 | units/ha | Total | 1.211 | Sub Area SWF | | | | | | | |
| | Affordable | 35% | 54.25 | Shared Own | 10% | 5.43 | 5 | Net:Gross | 80% | | Gross | 1.211 ha | Green Br: Brown | | | | | | | |
| | | | | First Homes | 25% | % of Aff | 13.5625 | | | | Net | 0.969 ha | Use PDL | | | | | | | |
| | | | | | | 54.25 | 54 | | | | | | | | | | | | | |
| | | | | Market | | | | | Affordable for Rent | | | Shared Ownership | | | First Homes | | | | | |
| | Beds | m2 | Circulation | 101 | Rounded | m2 | m2 | Circulation | 35 | Rounded | m2 | 5 | Rounded | m2 | 14 | Rounded | m2 | | | |
| Terrace | 2 | 73 | | 0.00 | 0 | 0 | 70 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Terrace | 3 | 86 | | 0.00 | 0 | 0 | 84 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Terrace | 4 | 97 | | 0.00 | 0 | 0 | 97 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Semi | 2 | 81 | | 0.00 | 0 | 0 | 79 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Semi | 3 | 98 | | 0.00 | 0 | 0 | 93 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Semi | 4 | 106 | | 0.00 | 0 | 0 | 106 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Det | 3 | 120 | | 0.00 | 0 | 0 | 102 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Det | 4 | 130 | | 0.00 | 0 | 0 | 115 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Det | 5 | 140 | | 0.00 | 0 | 0 | 119 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Flat to5 | 1 | 40 | | 0.00 | 0 | 0 | 39 | 10.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Flat to5 | 2 | 65 | 10.0% | 0.00 | 0 | 0 | 61 | 10.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Flat to5 | 3 | 80 | 10.0% | 0.00 | 0 | 0 | 74 | 10.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Flat 6+ | 1 | 40 | 15.0% | 5% | 5.05 | 5 | 230 | 15.0% | 35% | 12.25 | 12 | 538 | 20% | 1.00 | 1 | 45 | 20% | 2.80 | 3 | 135 |
| Flat 6+ | 2 | 65 | 15.0% | 50% | 50.50 | 51 | 3,812 | 15.0% | 30% | 10.50 | 11 | 772 | 45% | 2.25 | 2 | 140 | 45% | 6.30 | 6 | 421 |
| Flat 6+ | 3 | 80 | 15.0% | 45% | 45.45 | 45 | 4,140 | 15.0% | 35% | 12.25 | 12 | 1,021 | 35% | 1.75 | 2 | 170 | 35% | 4.90 | 5 | 426 |
| | | | | 100% | 101.00 | 101 | 8,182 | | 100% | 35.00 | 35 | 2,331 | 100% | 5.00 | 5 | 355 | 100% | 14.00 | 14 | 981 |
| | | | | BCIS | | | | Occupants | | | Population | | | ha per dwelling | | | | | | |
| | | | | Lower Q | Median | Used | m2 | | Beds | Count | per unit | | 0.0019 | Local Open Space | | | | | | |
| Terrace | 2 | | | 1,402 | 1,402 | 0 | 0 | | Terrace | 2 | 0 | 0 | | Strategic Open Space | | | | | | |
| Terrace | 3 | | | 1,402 | 1,402 | 0 | 0 | | Terrace | 3 | 0 | 0 | | 0.0024 Natural Open Space | | | | | | |
| Terrace | 4 | | | 1,402 | 1,402 | 0 | 0 | | Terrace | 4 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Semi | 2 | | | 1,434 | 1,434 | 0 | 0 | | Semi | 2 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Semi | 3 | | | 1,434 | 1,434 | 0 | 0 | | Semi | 3 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Semi | 4 | | | 1,434 | 1,434 | 0 | 0 | | Semi | 4 | 0 | 0 | 0.0000 | 0.0000 | Open Space Require | 0.667 | | | | |
| Det | 3 | | | 1,647 | 1,647 | 0 | 0 | | Det | 3 | 0 | 0 | 0.0000 | 0.0000 | Gross - Net | 0.242 | | | | |
| Det | 4 | | | 1,647 | 1,647 | 0 | 0 | | Det | 4 | 0 | 0 | 0.0000 | 0.0000 | Shortfall / Surplus | -0.424 | | | | |
| Det | 5 | | | 1,647 | 1,647 | 0 | 0 | | Det | 5 | 0 | 0 | 0.0000 | 0.0000 | | | | | | |
| Flat to5 | 1 | | | 1,612 | 1,612 | 0 | 0 | | Flat to5 | 1 | 0 | 0 | 0 | 0 | | | | | | |
| Flat to5 | 2 | | | 1,612 | 1,612 | 0 | 0 | | Flat to5 | 2 | 0 | 0 | 0 | 0 | | | | | | |
| Flat to5 | 3 | | | 1,612 | 1,612 | 0 | 0 | | Flat to5 | 3 | 0 | 0 | 0 | 0 | | | | | | |
| Flat 6+ | 1 | | | 1,906 | 1,906 | 948 | 1,806,126 | | Flat 6+ | 1 | 21 | 0 | 0 | 0 | | | | | | |
| Flat 6+ | 2 | | | 1,906 | 1,906 | 5,145 | 9,806,561 | | Flat 6+ | 2 | 70 | 0 | 0 | 0 | | | | | | |
| Flat 6+ | 3 | | | 1,906 | 1,906 | 5,757 | 10,972,651 | | Flat 6+ | 3 | 64 | 0 | 0 | 0 | | | | | | |
| | | | | | | 11,850 | 22,585,338 | | | | Residents | 0 | | | | | | | | |
| | | | | | | | 1,906 | £/m2 | | | | | | | | | | | | |
| | | | | Summary | | | Construction | | | Saleable | | | | | | | | | | |
| | | | | Units | m2 | Average | m2 | Average | Market Housing | 101 | 8,182 | 81.01 | 7,115 | 70.45 | | | | | | |
| | | | | Aff - rented | 35 | 2,331 | 66.60 | 2,027 | 57.91 | | | | | | | | | | | |
| | | | | Shared Ownership | 5 | 355 | 71.07 | 309 | 61.80 | | | | | | | | | | | |
| | | | | First Homes | 14 | 981 | 70.07 | 853 | 60.93 | | | | | | | | | | | |
| | | | | 155 | 11,850 | | 10,304 | | | | | | | | | | | | | |

| Flats BF 35 | | | | Rounded | | Modelling | | Area ha | | Characteristics | | | | | | | | | | |
|-------------|------------|-----|--------------|---------|----------|-----------|---------------------|-------------|-----------|-----------------|------------------|-------|--------------|------------------|-----------------|----------------------|-------------|---------|-------|-----|
| 15 | UNITS | 35 | Aff - rented | 65% | % of Aff | 7.9625 | 8 | Density | 80 | units/ha | Total | 0.438 | Sub Area SWF | | | | | | | |
| | Affordable | 35% | Shared Own | 10% | | 1.23 | 1 | Net:Gross | 100% | | Gross | 0.438 | ha | Green Br: Brown | | | | | | |
| | | | First Homes | 25% | % of Aff | 3.0625 | 3 | | | | Net | 0.438 | ha | Use PDL | | | | | | |
| | | | | | | 12.25 | 12 | | | | | | | | | | | | | |
| | | | Market | | | | Affordable for Rent | | | | Shared Ownership | | | | First Homes | | | | | |
| | Beds | m2 | Circulation | 23 | Rounded | m2 | m2 | Circulation | 8 | Rounded | m2 | 1 | Shared | Rounded | m2 | 3 | First Homes | Rounded | m2 | |
| Terrace | 2 | 73 | 0.0% | 0.00 | 0 | 0 | 70 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | |
| Terrace | 3 | 86 | 0.0% | 0.00 | 0 | 0 | 84 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | |
| Terrace | 4 | 97 | 0.0% | 0.00 | 0 | 0 | 97 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | |
| Semi | 2 | 81 | 0.0% | 0.00 | 0 | 0 | 79 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | |
| Semi | 3 | 98 | 0.0% | 0.00 | 0 | 0 | 93 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | |
| Semi | 4 | 106 | 0.0% | 0.00 | 0 | 0 | 106 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | |
| Det | 3 | 120 | 0.0% | 0.00 | 0 | 0 | 102 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | |
| Det | 4 | 130 | 0.0% | 0.00 | 0 | 0 | 115 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | |
| Det | 5 | 140 | 0.0% | 0.00 | 0 | 0 | 119 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | |
| Flat to5 | 1 | 40 | 10.0% | 5% | 1.15 | 1 | 39 | 10.0% | 35% | 2.80 | 3 | 129 | 20% | 0.20 | 0 | 0 | 20% | 0.60 | 1 | 43 |
| Flat to5 | 2 | 65 | 10.0% | 50% | 11.50 | 12 | 61 | 10.0% | 30% | 2.40 | 2 | 134 | 45% | 0.45 | 1 | 67 | 45% | 1.35 | 1 | 67 |
| Flat to5 | 3 | 80 | 10.0% | 45% | 10.35 | 10 | 74 | 10.0% | 35% | 2.80 | 3 | 244 | 35% | 0.35 | 0 | 0 | 35% | 1.05 | 1 | 81 |
| Flat 6+ | 1 | 40 | 15.0% | 0.00 | 0 | 0 | 39 | 15.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | 0.00 | 0 | 0 | 61 | 15.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | 0.00 | 0 | 0 | 74 | 15.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| | | | | 100% | 23.00 | 23 | 1,782 | | 100% | 8.00 | 8 | 507 | 100% | 1.00 | 1 | 67 | 100% | 3.00 | 3 | 191 |
| | | | BCIS | | | | Occupants | | | | Population | | | | ha per dwelling | | | | | |
| | | | Lower Q | Median | Used | m2 | | | Beds | Count | per unit | | | | 0.0019 | Local Open Space | | | | |
| Terrace | 2 | | | 1,402 | 1,402 | 0 | | | Terrace | 2 | 0 | 0 | 0 | | 0.0040 | Strategic Open Space | | | | |
| Terrace | 3 | | | 1,402 | 1,402 | 0 | | | Terrace | 3 | 0 | 0 | 0 | | 0.0024 | Natural Open Space | | | | |
| Terrace | 4 | | | 1,402 | 1,402 | 0 | | | Terrace | 4 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | |
| Semi | 2 | | | 1,434 | 1,434 | 0 | | | Semi | 2 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | |
| Semi | 3 | | | 1,434 | 1,434 | 0 | | | Semi | 3 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | |
| Semi | 4 | | | 1,434 | 1,434 | 0 | | | Semi | 4 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | |
| Det | 3 | | | 1,647 | 1,647 | 0 | | | Det | 3 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | |
| Det | 4 | | | 1,647 | 1,647 | 0 | | | Det | 4 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | |
| Det | 5 | | | 1,647 | 1,647 | 0 | | | Det | 5 | 0 | 0 | 0 | | 0.0083 | ha | | | | |
| Flat to5 | 1 | | | 1,612 | 1,612 | 216 | 347,547 | | Flat to5 | 1 | 5 | 0 | 0 | | | | | | | |
| Flat to5 | 2 | | | 1,612 | 1,612 | 1,126 | 1,815,757 | | Flat to5 | 2 | 16 | 0 | 0 | | | | | | | |
| Flat to5 | 3 | | | 1,612 | 1,612 | 1,206 | 1,943,427 | | Flat to5 | 3 | 14 | 0 | 0 | | | | | | | |
| Flat 6+ | 1 | | | 1,906 | 1,906 | 0 | 0 | | Flat 6+ | 1 | 0 | 0 | 0 | | | | | | | |
| Flat 6+ | 2 | | | 1,906 | 1,906 | 0 | 0 | | Flat 6+ | 2 | 0 | 0 | 0 | | | | | | | |
| Flat 6+ | 3 | | | 1,906 | 1,906 | 0 | 0 | | Flat 6+ | 3 | 0 | 0 | 0 | | | | | | | |
| | | | | | | 2,548 | 4,106,731 | | | | | | | | | | | | | |
| | | | | | | | 1,612 | €/m2 | | | | | | | | | | | | |
| | | | | | | | | | Residents | | | | 0 | | | | | | | |
| | | | | | | | | | Summary | | | | | | | | | | | |
| | | | | | | | | | | | | | | | Construction | | Saleable | | | |
| | | | | | | | | | | | | | | Units | m2 | Average | m2 | Average | | |
| | | | | | | | | | | | | | | Market Housing | 23 | 1,782 | 77.48 | 1,620 | 70.43 | |
| | | | | | | | | | | | | | | Aff - rented | 8 | 507 | 63.39 | 461 | 57.63 | |
| | | | | | | | | | | | | | | Shared Ownership | 1 | 67 | 67.10 | 61 | 61.00 | |
| | | | | | | | | | | | | | | First Homes | 3 | 191 | 63.80 | 174 | 58.00 | |
| | | | | | | | | | | | | | | | 35 | 2,548 | | 2,316 | | |

| Flats 12 | | | | Modelling | | | | Area ha | | Characteristics | | | | | | | | | | |
|----------|------------|-----|--------------|------------------|----------|----------|-----------|---------------------|----------|-----------------|----------|------------------|----------|----------|----------------------|-----------------|------|------|---|----|
| 16 | UNITS | 12 | Aff - rented | 65% | % of Aff | 2.73 | 3 | Density | 75 | units/ha | Total | 0.160 | Sub Area | SWF | | | | | | |
| | Affordable | 35% | 4.2 | Shared Own | 10% | 0.42 | 0 | Net:Gross | 100% | | Gross | 0.160 | ha | Green Br | | | | | | |
| | | | | First Homes | 25% | % of Aff | 1.05 | | | | Net | 0.160 | ha | Brown | | | | | | |
| | | | | | | 4.2 | 4 | | | | | | | Use | PDL | | | | | |
| | | | | Market | | | | Affordable for Rent | | | | Shared Ownership | | | | First Homes | | | | |
| | Bed | m2 | Circulation | 8 | Rounded | m2 | m2 | Circulation | 3 | Rounded | m2 | 0 | Rounded | m2 | 1 | Rounded | m2 | | | |
| Terrace | 2 | 73 | 0.0% | 0.00 | 0 | 0 | 70 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Terrace | 3 | 86 | 0.0% | 0.00 | 0 | 0 | 84 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Terrace | 4 | 97 | 0.0% | 0.00 | 0 | 0 | 97 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Semi | 2 | 81 | 0.0% | 0.00 | 0 | 0 | 79 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Semi | 3 | 98 | 0.0% | 0.00 | 0 | 0 | 93 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Semi | 4 | 106 | 0.0% | 0.00 | 0 | 0 | 106 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Det | 3 | 120 | 0.0% | 0.00 | 0 | 0 | 102 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Det | 4 | 130 | 0.0% | 0.00 | 0 | 0 | 115 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Det | 5 | 140 | 0.0% | 0.00 | 0 | 0 | 119 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Flat to5 | 1 | 40 | 10.0% | 0.00 | 0 | 0 | 39 | 10.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | | |
| Flat to5 | 2 | 65 | 10.0% | 50% | 4.00 | 4 | 286 | 10.0% | 100% | 3.00 | 3 | 201 | 100% | 0.00 | 0 | 0 | 100% | 1.00 | 1 | 67 |
| Flat to5 | 3 | 80 | 10.0% | 50% | 4.00 | 4 | 352 | 10.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| Flat 6+ | 1 | 40 | 15.0% | 0.00 | 0 | 0 | 39 | 15.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| Flat 6+ | 2 | 65 | 15.0% | 0.00 | 0 | 0 | 61 | 15.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| Flat 6+ | 3 | 80 | 15.0% | 0.00 | 0 | 0 | 74 | 15.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 |
| | | | | 100% | 8.00 | 8 | 638 | | 100% | 3.00 | 3 | 201 | 100% | 0.00 | 0 | 0 | 100% | 1.00 | 1 | 67 |
| | | | | BCIS | | | | Occupants | | | | Population | | | | ha per dwelling | | | | |
| | | | | Lower Q | Median | Used | m2 | | Bed | Count | per unit | | | 0.0019 | Local Open Space | | | | | |
| Terrace | 2 | | | 1,402 | 1,402 | 1,402 | 0 | | 2 | 0 | 0 | 0 | | 0.0019 | Strategic Open Space | | | | | |
| Terrace | 3 | | | 1,402 | 1,402 | 1,402 | 0 | | 3 | 0 | 0 | 0 | | 0.0024 | Natural Open Space | | | | | |
| Terrace | 4 | | | 1,402 | 1,402 | 1,402 | 0 | | 4 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | | |
| Semi | 2 | | | 1,434 | 1,434 | 1,434 | 0 | | 2 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | | |
| Semi | 3 | | | 1,434 | 1,434 | 1,434 | 0 | | 3 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | | |
| Semi | 4 | | | 1,434 | 1,434 | 1,434 | 0 | | 4 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | | |
| Det | 3 | | | 1,647 | 1,647 | 1,647 | 0 | | 3 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | | |
| Det | 4 | | | 1,647 | 1,647 | 1,647 | 0 | | 4 | 0 | 0 | 0 | | 0.0000 | 0.0000 | | | | | |
| Det | 5 | | | 1,647 | 1,647 | 1,647 | 0 | | 5 | 0 | 0 | 0 | | 0.0043 | ha | | | | | |
| Flat to5 | 1 | | | 1,612 | 1,612 | 1,612 | 0 | | Flat to5 | 1 | 0 | 0 | 0 | | | | | | | |
| Flat to5 | 2 | | | 1,612 | 1,612 | 554 | 893,693 | | Flat to5 | 2 | 8 | 0 | 0 | | | | | | | |
| Flat to5 | 3 | | | 1,612 | 1,612 | 352 | 567,424 | | Flat to5 | 3 | 4 | 0 | 0 | | | | | | | |
| Flat 6+ | 1 | | | 1,906 | 1,906 | 1,906 | 0 | | Flat 6+ | 1 | 0 | 0 | 0 | | | | | | | |
| Flat 6+ | 2 | | | 1,906 | 1,906 | 1,906 | 0 | | Flat 6+ | 2 | 0 | 0 | 0 | | | | | | | |
| Flat 6+ | 3 | | | 1,906 | 1,906 | 1,906 | 0 | | Flat 6+ | 3 | 0 | 0 | 0 | | | | | | | |
| | | | | | | 906 | 1,461,117 | | | | | | | | | | | | | |
| | | | | | | | 1,612 | £/m2 | | | | | | | | | | | | |
| | | | | Summary | | | | Residents | | | | ha per dwelling | | | | | | | | |
| | | | | Units | m2 | Average | m2 | Average | Units | m2 | Average | m2 | Average | | | | | | | |
| | | | | Market Housing | 8 | 638 | 79.75 | 580 | 72.50 | | | | | | | | | | | |
| | | | | Aff - rented | 3 | 201 | 67.10 | 183 | 61.00 | | | | | | | | | | | |
| | | | | Shared Ownership | 0 | 0 | 67.10 | 0 | 61.00 | | | | | | | | | | | |
| | | | | First Homes | 1 | 67 | 67.10 | 61 | 61.00 | | | | | | | | | | | |
| | | | | | 12 | 906 | | 824 | | | | | | | | | | | | |

| Small Brown - 6 | | | | Rounded | | | | Modelling | | | | Area ha | | | | Characteristics | | | | | |
|-----------------|------------|--|----|--------------|--------|----------|---------|--------------|------------------|---------------------|----------|------------|---------|------------------|----------|-----------------|------|-------------|---------|----|--|
| 21 | UNITS | | 6 | Aff - rented | 65% | % of Aff | 0 | 0 | Density | 45 | units/ha | Total | 0.167 | Sub Area SWF | | | | | | | |
| | Affordable | | 0% | 0 Shared Own | 10% | | 0.00 | 0 | Net:Gross | 80% | | Gross | 0.167 | ha | Green Br | Brown | | | | | |
| | | | | First Homes | 25% | % of Aff | 0 | 0 | | | | Net | 0.133 | ha | Use | PDL | | | | | |
| | | | | | | | 0 | 0 | | | | | | | | | | | | | |
| | | | | Market | | | | | | Affordable for Rent | | | | Shared Ownership | | | | First Homes | | | |
| | | | | 6 | | Rounded | m2 | m2 | Circulation | 0 | Rounded | m2 | 0 | Shared | Rounded | m2 | 0 | First Homes | Rounded | m2 | |
| | | | | 33% | 1.98 | 2 | 146 | 70 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | 67% | 4.02 | 4 | 344 | 84 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 97 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 79 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 93 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 106 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 102 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 115 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 119 | 0.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 39 | 10.0% | 50% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 61 | 10.0% | 30% | 0.00 | 0 | 100% | 0.00 | 0 | 100% | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 74 | 10.0% | 20% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 39 | 15.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 61 | 15.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | | 0.00 | 0 | 0 | 74 | 15.0% | 0.00 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | | |
| | | | | 100% | 6.00 | 6 | 490 | 100% | 0.00 | 0 | 0 | 100% | 0.00 | 0 | 0 | 100% | 0.00 | 0 | 0 | | |
| | | | | BCIS | | | | Occupants | | | | Population | | | | ha per dwelling | | | | | |
| | | | | Lower Q | Median | Used | m2 | Beds | Count | per unit | | | | | | | | | | | |
| | | | | 1,402 | 1,402 | 146 | 204,692 | Terrace | 2 | 2 | 0 | 0 | | | | | | | | | |
| | | | | 1,402 | 1,402 | 344 | 482,288 | Terrace | 3 | 4 | 0 | 0 | | | | | | | | | |
| | | | | 1,402 | 1,402 | 0 | 0 | Terrace | 4 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,434 | 1,434 | 0 | 0 | Semi | 2 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,434 | 1,434 | 0 | 0 | Semi | 3 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,434 | 1,434 | 0 | 0 | Semi | 4 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,647 | 1,647 | 0 | 0 | Det | 3 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,647 | 1,647 | 0 | 0 | Det | 4 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,647 | 1,647 | 0 | 0 | Det | 5 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,612 | 1,612 | 0 | 0 | Flat to5 | 1 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,612 | 1,612 | 0 | 0 | Flat to5 | 2 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,612 | 1,612 | 0 | 0 | Flat to5 | 3 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 1 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 2 | 0 | 0 | 0 | | | | | | | | | |
| | | | | 1,906 | 1,906 | 0 | 0 | Flat 6+ | 3 | 0 | 0 | 0 | | | | | | | | | |
| | | | | | | 490 | 686,980 | | | | | | | | | | | | | | |
| | | | | | | | 1,402 | £/m2 | | | | | | | | | | | | | |
| | | | | Summary | | | | Construction | | | | Saleable | | | | | | | | | |
| | | | | Units | m2 | Average | m2 | Average | Units | m2 | Average | m2 | Average | | | | | | | | |
| | | | | 6 | 490 | 81.67 | 490 | 81.67 | Market Housing | 6 | 490 | 81.67 | 490 | 81.67 | | | | | | | |
| | | | | 0 | 0 | 81.67 | 0 | 81.67 | Aff - rented | 0 | 0 | 81.67 | 0 | 81.67 | | | | | | | |
| | | | | 0 | 0 | 81.67 | 0 | 81.67 | Shared Ownership | 0 | 0 | 81.67 | 0 | 81.67 | | | | | | | |
| | | | | 0 | 0 | 81.67 | 0 | 81.67 | First Homes | 0 | 0 | 81.67 | 0 | 81.67 | | | | | | | |
| | | | | 6 | 490 | | 490 | | | 6 | 490 | | 490 | | | | | | | | |

Site 2 Large GF 100 Urban Edge

| INCOME | Av Size | m2 | % | Number | Price €/m2 | GDP € | GIA m2 |
|--------------------|------------------|-------|--------|--------|------------|------------|--------|
| Market Housing | 95.8 | 95.81 | 65.00% | 65 | 4,300 | 26,644,000 | 1,224 |
| Affordable Overall | | | | 35 | | | |
| Affordable Rent | 71.9 | 70.70 | 22.75% | 23 | 2,345 | 3,003,691 | 1,635 |
| Social Rent | 71.9 | 70.70 | 0.00% | 0 | 2,150 | 0 | 0 |
| Shared Ownership | 64.0 | 63.00 | 3.80% | 4 | 3,000 | 716,300 | 244 |
| First Home | 74.1 | 73.22 | 0.75% | 9 | 2,955 | 1,029,489 | 640 |
| Grant and Subsidy | Affordable Rent | | | 0 | 0 | 0 | 0 |
| | Social Rent | | | 0 | 0 | 0 | 0 |
| | Shared Ownership | | | 0 | 0 | 0 | 0 |
| SITE AREA - Net | 2,957 ha | | | 35 | h/a | | |
| SITE AREA - Gross | 3,022 ha | | | 35 | h/a | | |
| Sales per Quarter | 0 | | | | | | |
| Unit Build Time | 3 Quarters | | | | | | |

| Residual Land Value | Whole Site | Part 1 H1 | Part 2 B055 |
|----------------------|------------|-----------|-------------|
| Residual Land Value | 3,259,455 | 1,241,915 | 1,117,540 |
| Location Value | 102,041 | 0 | 15,000 |
| Uplift | 0 | 0 | 0 |
| Plot Area | 800,000 | 1,040,000 | 500,000 |
| Benchmark Land Value | 2,142,157 | | 525,000 |
| Additional Profit | 2,551,165 | 470 | |

RUN Residual MACRO cste+
 Cste of value - 0
 RUN CIL MACRO cste+
 Cste of value - 0
 Check on planning charge rate
 correct

| DEVELOPMENT COSTS | LAND | Facit | or m2 | Total |
|-----------------------|------|-------|-------|------------|
| Stamp Duty | | | | 164,788 |
| Excavation etc. | | | | 53,187 |
| Level Acquisition | | | | 30,000 |
| Planning Fee | | | | 753,911 |
| Professional | | | | 210,740 |
| Build Cost - B015 Bar | | | | 1,180,465 |
| Y04/CIL/Tariff | | | | 33,000 |
| Contingency | | | | 7,769 |
| Abandonment | | | | 2,180 |
| Finance Fee | | | | 0 |
| Level and Valuation | | | | 0 |
| Design | | | | 0 |
| Legal | | | | 0 |
| Misc | | | | 0 |
| CONSTRUCTION | | | | |
| Build Cost | | | | 1,776 |
| Y04/CIL/IT | | | | 15,837,282 |
| Contingency | | | | 2,580 |
| Abandonment | | | | 0 |
| FINANCE | | | | |
| Fee Interest | | | | 0 |
| Level and Valuation | | | | 7,560 |
| SALES | | | | |
| Agent | | | | 3.0% |
| Lease | | | | 0.5% |
| Misc | | | | 0.0% |
| Developer Profit | | | | |
| Market Housing | | | | 17.50% |
| Affordable Housing | | | | 17.50% |
| First Home | | | | 17.50% |

| Planning Fee Calc | Area | Rate | Total |
|----------------------------|--------|--------------|-----------|
| Planning Fee | 90 | 8.00% | 7,200 |
| Ha Area | 90 | 4.00% | 3,600 |
| Ha Area over 50 | 50 | 1.00% | 500 |
| Ha Area over 50 | 50 | 1.00% | 500 |
| Total | | | 11,800 |
| Stamp Duty Calc - Residual | | | |
| Land | | | 164,788 |
| Total | | | 164,788 |
| Stamp Duty Calc - Residual | | | |
| Land | | | 164,788 |
| Total | | | 164,788 |
| Prx CIL/10% | 16,500 | £/Unit (all) | 1,650,000 |
| Part CIL/10% | 16,500 | £/Unit (all) | 1,650,000 |
| CIL | 185 | £/m2 | 1,661,415 |
| Total | | | 3,301,415 |
| Inf Tariff | 0.00% | 0.00% | 0 |

| Build Cost | Rate | Total |
|--------------|--------|----------|
| O&M Plan | 3.00% | 44,851 |
| Acc Adapt | 0.00% | 0.00 |
| Water | 0.00% | 16,770 |
| Over Extra 1 | 0.00% | 0.00 |
| Over Extra 2 | 0.00% | 0.00 |
| Small Site | 0.00% | 0.00 |
| Site Cost | 15.00% | 231,444 |
| BNS | 0.10% | 1,775.74 |

| RESIDUAL CASH FLOW FOR INTEREST | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | | | | | | | | | | |
|-------------------------------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|------------|------------|------------|------------|-----------|-----------|-----------|
| INCOME | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| UNITS Started | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Housing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Social Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | | | | | | | | | | | |
| Stamp Duty | 164,788 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Excavation etc. | 53,187 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level Acquisition | 30,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | 753,911 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional | 210,740 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - B015 Bar | 1,180,465 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 |
| Y04/CIL/Tariff | 0 | 1,180,465 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 |
| Contingency | 0 | 7,769 | 20,717 | 36,284 | 44,023 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 |
| Abandonment | 0 | 0 | 2,180 | 5,935 | 10,173 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 | 59,479 | 99,332 | 110,959 | 110,959 | 110,959 | 110,959 | 110,959 | 110,959 | 110,959 | 110,959 |
| Level and Valuation | 0 | 0 | 0 | 0 | 0 | 0 | 9,913 | 19,826 | 19,826 | 19,826 | 19,826 | 19,826 | 19,826 | 19,826 | 19,826 | 19,826 |
| Design | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PRX | 1,893,746 | 1,148,465 | 1,107,593 | 943,199 | 1,459,532 | 2,084,279 | 2,191,578 | 2,237,632 | 2,248,943 | 2,248,943 | 2,248,943 | 1,953,974 | 846,177 | 123,785 | 123,785 | 0 |
| Far Residual Value | 3,845,749 | | | | | | | | | | | | | | | |
| Developer Return | | | | | | | | | | | | | | | | |
| Market Housing | | 85,304 | 109,462 | 131,464 | 151,615 | 189,407 | 224,463 | 234,627 | 219,020 | 191,179 | 162,800 | 133,904 | 91,196 | 34,422 | 0 | 0 |
| Affordable Rent | | | | | | | | | | | | | | | | |
| First Home | | | | | | | | | | | | | | | | |
| Cash Flow | -4,549,555 | -1,245,769 | -1,216,170 | -1,074,436 | -1,302,192 | -2,189,636 | -435,296 | 331,937 | 1,435,235 | 1,515,134 | 1,541,505 | 2,277,801 | 3,027,402 | 3,792,043 | 3,825,491 | 0 |
| Opening Balance | -4,549,555 | -5,795,324 | -7,011,494 | -8,034,180 | -8,833,341 | -10,428,003 | -10,811,824 | -11,611,482 | -10,191,407 | -8,439,074 | -7,141,549 | -4,632,763 | -1,638,164 | 1,985,402 | 5,729,433 | 5,729,433 |
| CASH FLOW FOR CIL ADDITIONAL PROFIT | | | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | | | |
| EXPENDITURE | | | | | | | | | | | | | | | | |
| Stamp Duty | 164,788 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Excavation etc. | 53,187 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level Acquisition | 30,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | 753,911 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional | 210,740 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - B015 Bar | 1,180,465 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 |
| POTENTIAL CIL | 0 | 1,180,465 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 | 33,000 |
| Part CIL/10% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Contingency | 0 | 7,769 | 20,717 | 36,284 | 44,023 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 | 46,432 |
| Abandonment | 0 | 0 | 2,180 | 5,935 | 10,173 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 | 12,353 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 | 59,479 | 99,332 | 110,959 | 110,959 | 110,959 | 110,959 | 110,959 | 110,959 | 110,959 | 110,959 |
| Level and Valuation | 0 | 0 | 0 | 0 | 0 | 0 | 9,913 | 19,826 | 19,826 | 19,826 | 19,826 | 19,826 | 19,826 | 19,826 | 19,826 | 19,826 |
| Design | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PRX | 2,452,054 | 0 | 1,107,593 | 1,043,492 | 2,219,444 | 2,944,341 | 2,191,578 | 2,237,632 | 2,248,943 | 2,248,943 | 1,953,974 | 846,177 | 123,785 | 123,785 | 0 | 0 |
| Far CIL calculation | | | | | | | | | | | | | | | | |
| Developer Return | | | | | | | | | | | | | | | | |
| Market Housing | | 49,726 | 59,459 | 72,374 | 89,921 | 109,238 | 131,094 | 141,193 | 129,716 | 111,179 | 92,800 | 73,904 | 49,196 | 17,422 | 0 | 0 |
| Affordable Rent | | | | | | | | | | | | | | | | |
| First Home | | | | | | | | | | | | | | | | |
| Cash Flow | -2,452,054 | -49,726 | -1,951,164 | -1,675, | | | | | | | | | | | | |

Site # Brunel - 25 Urban Area

| INCOME | Av Size m2 | X | Number | Price €/m2 | GDP € | GIA m2 |
|--------------------|------------------|--------|--------|------------|-----------|-----------|
| Market Housing | Group | Net | 45.00% | 16 | 4,500 | 1,077,500 |
| Affordable Overall | 47.3 | 65.00% | 22.75% | 6 | 2,475 | 944,977 |
| Social Rent | 47.3 | 65.00% | 0.00% | 0 | 0 | 0 |
| Shared Ownership | 77.8 | 17.00% | 3.80% | 1 | 3,150 | 212,231 |
| First Mover | 77.8 | 17.00% | 0.75% | 2 | 3,055 | 514,489 |
| Grant and Subsidy | Affordable Rent | | | | 0 | 0 |
| | Social Rent | | | | 0 | 0 |
| | Shared Ownership | | | | 0 | 0 |
| SITE AREA - Net | 0.315 ha | | 15 | 1/4 | 7,179,747 | 1,993 |
| SITE AREA - Gross | 0.532 ha | | 25 | 1/4 | | |

| Developer Quarter | 0 |
|---------------------|--------------|
| Unit Build Time | 7.0 quarters |
| Whole Site | 171,592 |
| Parkway | 2,245,745 |
| Parkway BODS | 1,077,131 |
| Residual Land Value | 45,121 |
| Upfit | 130,245 |
| Flow On | 0 |
| Residual Land Value | 171,592 |
| Additional Profit | 327,455 |

RUN Residential Macro costs
 RUN CIL Macro str+1
 Check any potential flow over contract

| DEVELOPMENT COSTS | Unit m2 | Total |
|-----------------------|---------|----------------|
| LAND | | 171,592 |
| Land Stamp Duty | 33,071 | |
| Earthworks etc. | 15,000 | |
| Lease Acquisition | 12,071 | 46,143 |
| FEAR | | |
| Planning Professional | 0.00% | 11,550 |
| Professional | 395,041 | 344,491 |
| CONSTRUCTION | | |
| Build Cost | 1,714 | 3,417,190 |
| PM/FC/JIT | 5,000 | 644,640 |
| Contingency | 5,000 | 170,589 |
| Abnormal | 0 | 170,589 |
| Finance | 0 | 4,433,264 |
| FINANCE | | |
| Finance | 0% | 0 |
| Interest | 7.50% | 0 |
| Lease Valuation | 0 | 0 |
| SALES | | |
| Assess | 3.0% | 233,392 |
| Lease | 0.5% | 30,199 |
| Misc | 0.0% | 0 |
| Developer Profit | | |
| Market Housing | 17.80% | 1,674,818 |
| Affordable Housing | 17.50% | 197,261 |
| First Mover | 15.00% | 76,827 |

| Planning fee rate | Avp | rate |
|--------------------------------------|---------------------|---------|
| Planning app fee | 25 | 461 |
| Major app fee | 25 | 11,550 |
| Major app fee | 25 | 131 |
| Major app fee | 0 | 11,550 |
| Stamp duty rate - Residential | | |
| Land payment | | 671,443 |
| Stamp duty rate - Residential | | |
| Land payment | | 214,936 |
| Pre CIL 199 | 14,000 (€/Unit (€)) | 354,400 |
| Post CIL 199 | 16,500 (€/Unit (€)) | 412,500 |
| CIL | 16 | 292,340 |
| Inf Profit | 0.00% | 0 |

| Build Cost | Unit | Total |
|--------------|--------|-----------------|
| 002 Pwr | 3.00% | 4,311 |
| Acc R Adj | 0.00% | 0.00 |
| Water | 0.00% | 4,00 |
| Over Extra 1 | 0.00% | 0.00 |
| Over Extra 2 | 0.00% | 0.00 |
| Small Site | 0.00% | 0.00 |
| Site Costs | 15.00% | 1,484.24 |
| BNG | 0.50% | 1,242 |
| | | 1,714.32 |

| RESIDUAL CASH FLOW FOR INTEREST | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | | | | | | | | | | |
|--|----------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| INCOME | | | | | | | | | | | | | | | | |
| Market Housing | | | | | 1,227,804 | 1,227,804 | 1,227,804 | 1,227,804 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Overall | | | | | 182,995 | 182,995 | 182,995 | 182,995 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Social Rent | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | | | | | 42,444 | 42,444 | 42,444 | 42,444 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Mover | | | | | 102,922 | 102,922 | 102,922 | 102,922 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | | | | | | | | | | | |
| Stamp Duty | 33,071 | | | | | | | | | | | | | | | |
| Earthworks etc. | 0 | | | | | | | | | | | | | | | |
| Lease Acquisition | 12,071 | | | | | | | | | | | | | | | |
| Planning Fee | 11,550 | | | | | | | | | | | | | | | |
| Professional | 177,991 | | | | | | | | | | | | | | | |
| Build Cost - BODS Base | 0 | 227,110 | 454,220 | 681,330 | 908,440 | 1,135,550 | 1,362,660 | 1,589,770 | 1,816,880 | 2,043,990 | 2,271,100 | 2,498,210 | 2,725,320 | 2,952,430 | 3,179,540 | 3,406,650 |
| PM/FC/JIT | 0 | 22,711 | 45,422 | 68,133 | 90,844 | 113,555 | 136,266 | 158,977 | 181,688 | 204,399 | 227,110 | 249,821 | 272,532 | 295,243 | 317,954 | 340,665 |
| Contingency | 0 | 11,356 | 22,711 | 34,067 | 45,422 | 56,777 | 68,133 | 79,488 | 90,844 | 102,199 | 113,555 | 124,910 | 136,266 | 147,621 | 158,977 | 170,333 |
| Abnormal | 0 | 0 | 24,781 | 37,172 | 49,563 | 61,954 | 74,345 | 86,736 | 99,127 | 111,518 | 123,909 | 136,300 | 148,691 | 161,082 | 173,473 | 185,864 |
| Finance Fee | 0 | 0 | 0 | 0 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 |
| Lease Valuation | 0 | 0 | 0 | 0 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 |
| Dispute | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PROFIT | 235,242 | 292,348 | 455,455 | 555,118 | 637,282 | 637,282 | 637,282 | 637,282 | 637,282 | 637,282 | 637,282 | 637,282 | 637,282 | 637,282 | 637,282 | 637,282 |
| Far Residential Valuation | 671,425 | | | | | | | | | | | | | | | |
| Developer Return | Interest | 20,750 | 25,971 | 34,918 | 46,939 | 62,691 | 79,474 | 98,510 | 120,000 | 144,000 | 170,400 | 200,000 | 234,000 | 272,000 | 314,000 | 360,000 |
| Market Housing | | | | | | | | | | | | | | | | |
| Affordable Rent | | | | | | | | | | | | | | | | |
| First Mover | | | | | | | | | | | | | | | | |
| Cash Flow | -1,105,643 | -233,110 | -462,815 | -693,106 | -923,320 | -959,833 | -814,736 | -574,792 | -1,170,240 | -1,471,325 | -1,493,914 | 0 | 0 | 0 | 0 | -1,345,456 |
| Overhead Balance | -1,105,643 | -1,329,379 | -1,814,744 | -2,459,400 | -3,239,720 | -4,230,660 | -5,453,817 | -7,029,074 | -9,000,318 | -11,371,493 | -14,142,668 | -17,313,843 | -20,885,018 | -24,856,193 | -29,227,368 | -34,000,543 |
| CASH FLOW FOR CIL ADDITIONAL PROFIT | | | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | | | |
| Market Housing | | | | | 1,227,804 | 1,227,804 | 1,227,804 | 1,227,804 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Overall | | | | | 182,995 | 182,995 | 182,995 | 182,995 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Social Rent | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | | | | | 42,444 | 42,444 | 42,444 | 42,444 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Mover | | | | | 102,922 | 102,922 | 102,922 | 102,922 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | | | | | | | | | | | |
| Stamp Duty | 33,071 | | | | | | | | | | | | | | | |
| Earthworks etc. | 0 | | | | | | | | | | | | | | | |
| Lease Acquisition | 12,071 | | | | | | | | | | | | | | | |
| Planning Fee | 11,550 | | | | | | | | | | | | | | | |
| Professional | 177,991 | | | | | | | | | | | | | | | |
| Build Cost - BODS Base | 0 | 227,110 | 454,220 | 681,330 | 908,440 | 1,135,550 | 1,362,660 | 1,589,770 | 1,816,880 | 2,043,990 | 2,271,100 | 2,498,210 | 2,725,320 | 2,952,430 | 3,179,540 | 3,406,650 |
| PM/FC/JIT | 0 | 22,711 | 45,422 | 68,133 | 90,844 | 113,555 | 136,266 | 158,977 | 181,688 | 204,399 | 227,110 | 249,821 | 272,532 | 295,243 | 317,954 | 340,665 |
| Contingency | 0 | 11,356 | 22,711 | 34,067 | 45,422 | 56,777 | 68,133 | 79,488 | 90,844 | 102,199 | 113,555 | 124,910 | 136,266 | 147,621 | 158,977 | 170,333 |
| Abnormal | 0 | 0 | 24,781 | 37,172 | 49,563 | 61,954 | 74,345 | 86,736 | 99,127 | 111,518 | 123,909 | 136,300 | 148,691 | 161,082 | 173,473 | 185,864 |
| Finance Fee | 0 | 0 | 0 | 0 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 | 46,473 |
| Lease Valuation | 0 | 0 | 0 | 0 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 | 7,700 |
| Dispute | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PROFIT | 552,816 | 715,923 | 915,877 | 1,154,971 | 1,433,065 | 1,751,159 | 2,119,253 | 2,537,347 | 3,005,441 | 3,523,535 | 4,091,629 | 4,719,723 | 5,407,817 | 6,155,911 | 6,964,005 | 7,832,100 |
| Far CIL calculation | | | | | | | | | | | | | | | | |
| Developer Return | Interest | 16,245 | 19,560 | 25,320 | 33,767 | 45,691 | 59,474 | 75,810 | 95,000 | 117,600 | 144,000 | 174,000 | 208,000 | 246,000 | 288,000 | 334,000 |
| Market Housing | | | | | | | | | | | | | | | | |
| Affordable Rent | | | | | | | | | | | | | | | | |
| First Mover | | | | | | | | | | | | | | | | |
| Cash Flow | -552,816 | -715,923 | -915,877 | -1,154,971 | -1,433,065 | -1,751,159 | -2,119,253 | -2,537,347 | -3,005,441 | -3,523,535 | -4,091,629 | -4,719,723 | -5,407,817 | -6,155,911 | -6,964,005 | -7,832,100 |
| Overhead Balance | -552,816 | -1,231,840 | -2,147,717 | -3,302,688 | -4,735,753 | -6,486,912 | -8,566,165 | -11,083,512 | -14,140,953 | -17,738,488 | -21,877,117 | -26,555,840 | -31,874,657 | -37,803,668 | -44,352,873 | -51,523,273 |

Site 32 Flatted BF 155

| INCOME | Av Size | m2 | Qty | Number | Price | € | GDP | € | GRA |
|--------------------|-----------------|-------|--------|--------|-------|------------|--------|---|-----|
| Market Hearings | 77.8 | 70.45 | 15,000 | 391 | 4,500 | 31,932,450 | 7,107 | | |
| After Sale Overall | 0.0 | 0.0 | 0.0 | 0 | 0 | 0 | 0 | | |
| After Sale Rent | 63.7 | 57.41 | 22,750 | 35 | 2,475 | 5,054,451 | 2,246 | | |
| Shared Rent | 63.7 | 57.41 | 0.000 | 0 | 0 | 0 | 0 | | |
| Share Ownership | 63.6 | 61.80 | 3.800 | 6 | 3,150 | 1,054,010 | 344 | | |
| Flats/Homes | 67.0 | 66.83 | 0.750 | 14 | 3,150 | 2,462,937 | 904 | | |
| Grant and Subsidy | After Sale Rent | | | | | 0 | 0 | | |
| | Shared Rent | | | | | 0 | 0 | | |
| | Share Ownership | | | | | 0 | 0 | | |
| SITE AREA - Net | 1,550 ha | | 100 | 0.4 | | 48,451,741 | 11,331 | | |
| SITE AREA - Gross | 1,523 ha | | 10 | 0.4 | | | | | |
| Subst/Produce | 0 | | | | | | | | |
| Non-Build Time | 3. Overst | | | | | | | | |

| Headline Land Value | Whole Site | Park&Rt | Park&RtGROSS |
|-----------------------------|------------------|------------------|--------------|
| | 778,418 | 597,241 | 181,176 |
| Land Value | 2,103,350 | 1,500,000 | |
| Op/Inf | 401,250 | 228,000 | |
| Play/As | 0 | 0 | |
| Benchmark Land Value | 2,579,668 | 1,728,241 | |
| Additional Profit | -511,404 | -41 | |

DEVELOPMENT COSTS

| LAND | Unit | Cost | Total |
|-------------------|------|------|---------------|
| Land | € | | 26,421 |
| Stamp Duty | € | | |
| Excavation etc. | € | | |
| Lease Acquisition | € | | |
| Professionals | € | | |
| Total | | | 71,670 |

| CONSTRUCTION | Unit | Cost | Total |
|--------------|------|------|------------------|
| Build Cost | € | | |
| PM/FC/IT | € | | |
| Contingency | € | | |
| Alterations | € | | |
| Total | | | 2,074,735 |

| FINANCE | Unit | Cost | Total |
|-----------------------|------|------|-------------------|
| Finance Fee | € | | |
| Interest | € | | |
| Legal and Fabrication | € | | |
| Total | | | 27,911,959 |

| SALES | Unit | Cost | Total |
|--------------|------|------|------------------|
| Agent | € | | |
| Legal | € | | |
| Misc | € | | |
| Total | | | 1,422,131 |

| Developer Profit | Unit | Cost | Total |
|---------------------|------|------|------------------|
| Market Hearings | € | | |
| After Sale Hearings | € | | |
| Flats/Homes | € | | |
| Total | | | 6,549,494 |

Planning Fee Calc

| Planning Fee Calc | Appr | Fee | Total |
|---------------------|------|-----|---------------|
| Market Hearings | 89 | € | 23,000 |
| After Sale Hearings | 155 | € | 14,400 |
| Flats/Homes | 101 | € | 37,600 |
| Total | | | 75,000 |

| Stamp duty calc - Residential | Unit | Cost | Total |
|-------------------------------|------|------|----------------|
| Land | € | | |
| Total | | | 176,491 |

| Stamp duty calc - Residential | Unit | Cost | Total |
|-------------------------------|------|------|------------------|
| Land | € | | |
| Total | | | 2,997,600 |

| Pre OIL RPS | Unit | Cost | Total |
|--------------|------|------|------------------|
| €/sqm (€/m2) | € | | |
| Total | | | 1,317,500 |

| Post OIL RPS | Unit | Cost | Total |
|--------------|------|------|------------------|
| €/sqm (€/m2) | € | | |
| Total | | | 4,416,151 |

| Inf Term | Unit | Cost | Total |
|--------------|------|------|----------|
| € | | | |
| Total | | | 0 |

Build Cost

| Build Cost | Unit | Cost | Total |
|--------------|------|------|------------------|
| Planning Fee | € | | |
| O2/Plat | € | | |
| Arch/Arch | € | | |
| Water | € | | |
| Dual Extra 1 | € | | |
| Dual Extra 2 | € | | |
| Small Site | € | | |
| Site Gate | € | | |
| BMS | € | | |
| Total | | | 1,478,195 |

RESIDUAL CASH FLOW FOR INTEREST

| INCOME | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|--|------------------|------------------|------------------|------------------|------------------|------------------|
| UNITS Started | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Hearings | 0 | 0 | 0 | 0 | 0 | 0 |
| After Sale Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Share Ownership | 0 | 0 | 0 | 0 | 0 | 0 |
| Flats/Homes | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 |
| INCOME | 0 | 0 | 1,311,347 | 5,245,319 | 5,245,319 | 5,245,319 |
| Stamp Duty | 26,421 | 0 | 0 | 0 | 0 | 0 |
| Excavation etc. | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | 16,176 | 0 | 0 | 0 | 0 | 0 |
| Professionals | 37,890 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - BMS Bms | 1,017,270 | 0 | 0 | 0 | 0 | 0 |
| PM/FC/IT | 0 | 0 | 0 | 0 | 0 | 0 |
| Contingency | 0 | 0 | 0 | 0 | 0 | 0 |
| Alterations | 0 | 0 | 0 | 0 | 0 | 0 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal and Fabrication | 0 | 0 | 0 | 0 | 0 | 0 |
| Agent | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal | 0 | 0 | 0 | 0 | 0 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 |
| CDIS BEFORE LAND INT AND PROFIT | 1,145,944 | 1,455,251 | 1,312,457 | 1,322,741 | 2,483,234 | 3,310,959 |
| Far Residential Values | 778,418 | 0 | 0 | 0 | 0 | 0 |
| Developer Return | 34,453 | 14,413 | 91,264 | 119,906 | 167,989 | 233,183 |
| Market Hearings | 0 | 0 | 0 | 0 | 0 | 0 |
| After Sale Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Flats/Homes | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash Flow | -1,943,324 | -1,495,439 | -1,425,349 | -1,474,209 | -3,693,200 | -3,481,016 |
| Options Balance | 0 | 0 | 0 | 0 | 0 | 0 |
| Overall Balance | -1,943,324 | -3,428,674 | -4,854,023 | -6,328,232 | -10,021,432 | -13,502,448 |

CASH FLOW FOR OIL ADDITIONAL PROFIT

| INCOME | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|--|------------------|------------------|------------------|------------------|------------------|------------------|
| UNITS Started | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Hearings | 0 | 0 | 0 | 0 | 0 | 0 |
| After Sale Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Share Ownership | 0 | 0 | 0 | 0 | 0 | 0 |
| Flats/Homes | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 |
| INCOME | 0 | 0 | 1,311,347 | 5,245,319 | 5,245,319 | 5,245,319 |
| Stamp Duty | 26,421 | 0 | 0 | 0 | 0 | 0 |
| Excavation etc. | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | 16,176 | 0 | 0 | 0 | 0 | 0 |
| Professionals | 37,890 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - BMS Bms | 1,017,270 | 0 | 0 | 0 | 0 | 0 |
| PM/FC/IT | 0 | 0 | 0 | 0 | 0 | 0 |
| Contingency | 0 | 0 | 0 | 0 | 0 | 0 |
| Alterations | 0 | 0 | 0 | 0 | 0 | 0 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal and Fabrication | 0 | 0 | 0 | 0 | 0 | 0 |
| Agent | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal | 0 | 0 | 0 | 0 | 0 | 0 |
| Misc | 0 | 0 | 0 | 0 | 0 | 0 |
| CDIS BEFORE LAND INT AND PROFIT | 3,823,104 | 3,162,457 | 3,227,441 | 2,483,934 | 3,233,758 | 3,417,347 |
| Far OIL calculation | 0 | 0 | 0 | 0 | 0 | 0 |
| Developer Return | 71,944 | 73,314 | 160,241 | 216,472 | 279,816 | 379,177 |
| Market Hearings | 0 | 0 | 0 | 0 | 0 | 0 |
| After Sale Rent | 0 | 0 | 0 | 0 | 0 | 0 |
| Flats/Homes | 0 | 0 | 0 | 0 | 0 | 0 |
| Cash Flow | -2,329,104 | -1,944 | -1,477,160 | -1,297,762 | -3,820,465 | -3,487,676 |
| Options Balance | 0 | 0 | 0 | 0 | 0 | 0 |
| Overall Balance | -2,329,104 | -3,909,070 | -5,386,251 | -6,684,524 | -10,505,010 | -14,002,540 |

| Site 15 | | Flat 35 | | | | | | |
|---------------------|------------------|-----------|-----------------------------|---------------------------------------|-------|-----------|-------|--|
| INCOME | Av Size m2 | % | Number | Price €/m2 | GDP € | GIA m2 | | |
| Market Housing | 77.5 | 70.43 | 65.00% | 35 | 4,500 | 7,210,761 | 1,763 | |
| Affordable Overall | | | 15% | 12.50 | | | | |
| Affordable Rent | 43.4 | 97.43 | 22.75% | 0 | 2,478 | 1,158,627 | 594 | |
| Social Rent | 43.4 | 97.43 | 0.00% | 0 | 2,250 | 0 | 0 | |
| Shared Ownership | 43.7 | 43.60 | 3.30% | 1 | 3,350 | 238,334 | 62 | |
| Flirt Home | 43.0 | 88.00 | 0.75% | 3 | 3,350 | 559,579 | 198 | |
| Grant and Subsidy | Affordable Rent | | | | 0 | 0 | | |
| | Social Rent | | | | 0 | 0 | | |
| | Shared Ownership | | | | 0 | 0 | | |
| SITE AREA - Net | 0.431 ha | | 10 | Av | | 9,141,290 | 2,543 | |
| SITE AREA - Gross | 0.432 ha | | 10 | Av | | | | |
| Surface Quarter | 0 | | | | | | | |
| Sub Build Time | 3 Quarters | | | | | | | |
| Whole Site | ParkNET | ParkGROSS | RUN Horizontal Macro cycles | | | | | |
| Residual Land Value | 174,419 | 333,412 | 339,832 | RUN CIL Macro cycle 1 | | | | |
| Expenses Over | 411,250 | 0 | 1,100,000 | Check any positive flow over interest | | | | |
| Upfit | 96,250 | 0 | 220,000 | | | | | |
| Flow On | 0 | 0 | 0 | | | | | |
| Residual Land Value | 577,588 | | 1,324,832 | | | | | |
| Additional Credit | -161,419 | | -143 | | | | | |

| DEVELOPMENT COSTS | | LARD | | CONSTRUCTION | | FINANCE | | SALES | | Developer Profit | | |
|-------------------|--------------------|--------|-----------|--------------|-----------|-----------|--------------------|--------|---------|------------------|--------|-----------|
| | | Unit | Total | Unit | Total | Unit | Total | Unit | Total | Unit | Total | |
| LARD | Land | 492 | 174,419 | Build/Out | 1,851 | 4,710,765 | Finance | 0% | 0 | Market Housing | 17.50% | 1,241,493 |
| | Stamp Duty | 492 | 0 | 10% FOL/IT | 0 | 0 | Affordable Housing | 17.50% | 239,927 | Flirt Home | 17.50% | 37,516 |
| | European etc. | 0 | 0 | Construction | 0 | 0 | | | | | | |
| | Legal/Acquisition | 1,500 | 2,478 | 3,311 | | | | | | | | |
| FEAR | Planning | 0.00% | 16,170 | | | | | | | | | |
| | Professional | 0.00% | 495,009 | 505,179 | | | | | | | | |
| CONSTRUCTION | Build/Out | 1,851 | 4,710,765 | | | | | | | | | |
| | 10% FOL/IT | 0 | 0 | | | | | | | | | |
| | Construction | 0.00% | 495,009 | 505,179 | | | | | | | | |
| | Abnormal | 0.00% | 238,334 | | | | | | | | | |
| | | € | 5,382,477 | | | | | | | | | |
| FINANCE | Finance | 0% | 0 | | | | | | | | | |
| | Interest | 7.50% | 0 | | | | | | | | | |
| | Land and Valuation | 0% | 0 | | | | | | | | | |
| SALES | Assess | 3.00% | 274,239 | | | | | | | | | |
| | Legal | 0.5% | 45,706 | | | | | | | | | |
| | Stamp | 0.00% | 0 | | | | | | | | | |
| | MSA | 0.00% | 0 | 319,245 | 7,115,442 | | | | | | | |
| Developer Profit | Market Housing | 17.50% | 1,241,493 | | | | | | | | | |
| | Affordable Housing | 17.50% | 239,927 | | | | | | | | | |
| | Flirt Home | 17.50% | 37,516 | | | | | | | | | |

| Planning Fee calc | | Stamp duty calc - Residential | | Stamp duty calc - Residential | |
|-------------------------------|---------------------|-------------------------------|--------|-------------------------------|--------|
| Plan type | Rate | Stamp | Rate | Stamp | Rate |
| Market Housing | 3% | 492 | 16.17% | 492 | 16.17% |
| Affordable Rent | 0% | 0 | 0% | 0 | 0% |
| Social Rent | 0% | 0 | 0% | 0 | 0% |
| Shared Ownership | 0% | 0 | 0% | 0 | 0% |
| Flirt Home | 0% | 0 | 0% | 0 | 0% |
| Total | | 492 | | 492 | |
| Stamp duty calc - Residential | | 492 | | 492 | |
| Land payment | | 174,419 | | 174,419 | |
| Total | | 174,911 | | 174,911 | |
| Pre CIL 19% | 3,800 €/Unit (all) | 247,588 | | 247,588 | |
| Post CIL 19% | 16,500 €/Unit (all) | 577,588 | | 577,588 | |
| CIL | 1% | 332,284 | | 332,284 | |
| Total | | 909,752 | | 909,752 | |
| Net Profit | 7.00% | 0 | | 0 | |

| Build Cost | | Site Costs | |
|----------------|------|------------|----------|
| Item | Unit | Rate | Total |
| O2 Pwr | €/m2 | 3.00% | 48.34 |
| Acc Rides | €/m2 | 0.00% | 0.00 |
| Water | €/m2 | 0.00% | 0.00 |
| Over Extract | €/m2 | 0.00% | 0.00 |
| Over Extract 2 | €/m2 | 0.00% | 0.00 |
| Small Site | €/m2 | 0.00% | 0.00 |
| Site Costs | €/m2 | 90.00% | 1,479.19 |
| BHS | €/m2 | 0.50% | 61.23 |
| Total | | | 1,958.56 |

| RESIDUAL CASH FLOW FOR INTEREST | | Year 1 | | Year 2 | | Year 3 | | Year 4 | | Year 5 | | Year 6 | |
|-------------------------------------|----------|----------|----------|------------|------------|------------|------------|-----------|-----------|-----------|----|--------|----|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 |
| INCOME | 0 | 0 | 0 | 0 | 2,411,297 | 3,017,636 | 2,411,297 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | 492 | 0 | 0 | 0 | 2,094,017 | 2,094,017 | 2,094,017 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty | 492 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| European etc. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal/Acquisition | 2,478 | 0 | 0 | 0 | 324,445 | 324,445 | 324,445 | 0 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | 16,170 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional | 244,909 | 0 | 244,909 | 1,521,619 | 1,521,619 | 440,646 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Build/Out - BOD Base | 0 | 332,284 | 339,800 | 332,284 | 332,284 | 332,284 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| POTENTIAL OIL | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 0 | 22,432 | 96,081 | 79,913 | 79,913 | 22,432 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Abnormal | 0 | 0 | 24,432 | 41,081 | 38,913 | 41,081 | 24,432 | 0 | 0 | 0 | 0 | 0 | 0 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land and Valuation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Assess | 0 | 0 | 0 | 0 | 71,384 | 117,531 | 71,384 | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal | 0 | 0 | 0 | 0 | 10,059 | 19,819 | 10,059 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MSA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PROFIT | 263,285 | 332,284 | 795,615 | 1,376,227 | 1,926,788 | 1,376,227 | 641,924 | 93,119 | 0 | 0 | 0 | 0 | 0 |
| Far Residual Valuation | 174,911 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Developer Return | Interest | 1,220 | 16,403 | 24,794 | 96,147 | 93,327 | 320,883 | 96,234 | 16,945 | 0 | 0 | 0 | 0 |
| Market Housing | | | | | | | | | | | | | |
| Affordable Rent | | | | | | | | | | | | | |
| Flirt Home | | | | | | | | | | | | | |
| Cash Flow | -433,376 | -340,472 | -399,639 | -1,485,051 | -1,926,935 | -1,485,051 | 1,848,091 | 3,654,262 | 2,800,440 | 0 | 0 | 0 | 0 |
| Overhead Balance | -433,376 | -340,472 | -399,639 | -1,485,051 | -1,926,935 | -1,485,051 | 1,848,091 | 3,654,262 | 2,800,440 | 0 | 0 | 0 | 0 |
| CASH FLOW FOR CIL ADDITIONAL PROFIT | | | | | | | | | | | | | |
| INCOME | Av Above | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | | | | | | |
| INCOME | | 0 | 0 | 0 | 2,411,297 | 3,017,636 | 2,411,297 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | 492 | 0 | 0 | 2,094,017 | 2,094,017 | 2,094,017 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty | | 492 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| European etc. | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal/Acquisition | | 2,478 | 0 | 0 | 324,445 | 324,445 | 324,445 | 0 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | | 16,170 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional | | 244,909 | 0 | 244,909 | 1,521,619 | 440,646 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Build/Out - BOD Base | | 0 | 332,284 | 339,800 | 332,284 | 332,284 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| POTENTIAL OIL | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | | 0 | 22,432 | 96,081 | 79,913 | 79,913 | 22,432 | 0 | 0 | 0 | 0 | 0 | 0 |
| Abnormal | | 0 | 0 | 24,432 | 41,081 | 38,913 | 41,081 | 24,432 | 0 | 0 | 0 | 0 | 0 |
| Finance Fee | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land and Valuation | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Assess | | 0 | 0 | 0 | 71,384 | 117,531 | 71,384 | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal | | 0 | 0 | 0 | 10,059 | 19,819 | 10,059 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MSA | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PROFIT | | 452,212 | 0 | 795,615 | 1,245,197 | 1,926,788 | 1,376,227 | 641,924 | 93,119 | 0 | 0 | 0 | 0 |
| Far CIL calculation | | 174,911 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Developer Return | | 1,220 | 16,403 | 24,794 | 96,147 | 93,327 | 320,883 | 96,234 | 16,945 | 0 | 0 | 0 | 0 |
| Market Housing | | | | | | | | | | | | | |
| Affordable Rent | | | | | | | | | | | | | |
| Flirt Home | | | | | | | | | | | | | |
| Cash Flow | | -433,376 | -340,472 | -399,639 | -1,485,051 | -1,926,935 | -1,485,051 | 1,848,091 | 3,654,262 | 2,800,440 | 0 | 0 | 0 |
| Overhead Balance | | -433,376 | -340,472 | -399,639 | -1,485,051 | -1,926,935 | -1,485,051 | 1,848,091 | 3,654,262 | 2,800,440 | 0 | 0 | 0 |

Site 17 Small SF -3

| INCOME | Area | Size m2 | X | Number | Price €/m2 | GDP € | GIA m2 |
|--------------------|------------------|---------|---------|--------|------------|-----------|--------|
| Market Housing | 109.8 | 109.70 | 100.00% | 9 | 5,000 | 4,440,000 | 900 |
| Affordable Overall | | | | | | | |
| Affordable Rent | 109.8 | 109.70 | 0.00% | 0 | 2,750 | 0 | 0 |
| Social Rent | 109.8 | 109.70 | 0.00% | 0 | 2,500 | 0 | 0 |
| Shared Ownership | 109.8 | 109.70 | 0.00% | 0 | 2,500 | 0 | 0 |
| First Home | 109.8 | 109.70 | 0.00% | 0 | 0 | 0 | 0 |
| Grant and Subsidy | Affordable Rent | | | | 0 | 0 | 0 |
| | Social Rent | | | | 0 | 0 | 0 |
| | Shared Ownership | | | | 0 | 0 | 0 |
| SITAREA - Net | 0.200 ha | | 30 | Fl-A | | 4,440,000 | 900 |
| SITAREA - Gross | 0.200 ha | | 30 | Fl-A | | | |
| Seller's Operator | 0 | | | | | | |
| Main Build Time | 3.0 years | | | | | | |

| Whole Site | Park&NET | Park&GROSS | |
|---------------------|-----------|------------|-----------|
| Residual Land Value | 1,242,995 | 4,143,416 | 4,143,416 |
| Leasehold Value | 0 | 0 | 0 |
| Uplift | 0 | 0 | 0 |
| Flur/A | 150,000 | 500,000 | 500,000 |
| Residual Land Value | 157,995 | 525,416 | 525,416 |
| Additional Profit | 1,410,457 | 1,410,457 | 1,410,457 |

| DEVELOPMENT COSTS | Unit | Price | Total |
|-------------------------|------|-----------|------------------|
| LAND | | | 1,242,995 |
| Land | € | 514,440 | 514,440 |
| Stamp Duty | € | 19,666 | 19,666 |
| Earthworks etc. | € | 79,249 | 79,249 |
| Leads/Acquisition | € | 0 | 0 |
| FEAR | | | |
| Planning | € | 4,151 | 4,151 |
| Professional | € | 112,045 | 112,045 |
| CONSTRUCTION | | | |
| Build Cost | € | 1,707,775 | 1,707,775 |
| PM FOL FIT | € | 332,713 | 332,713 |
| Contingency | € | 40,944 | 40,944 |
| Abnormal | € | 0 | 0 |
| FINANCE | | | |
| Fee | € | 0 | 0 |
| Interest | € | 0 | 0 |
| Legal and Valuation | € | 0 | 0 |
| SALES | | | |
| Agent | € | 140,200 | 140,200 |
| Leads | € | 24,700 | 24,700 |
| PSA | € | 0 | 0 |
| Developer Profit | | | 84,500 |
| Market Housing | % | 17.50% | 84,500 |
| Affordable Housing | % | 17.50% | 0 |
| First Home | % | 17.50% | 0 |

| Planning fee calc | Area | Rate | Value |
|-------------------|------|------|--------------|
| Planning app fee | € | 0 | 0 |
| Per App | € | 462 | 4,151 |
| Per App under 50 | € | 131 | 0 |
| Per App over 50 | € | 0 | 0 |
| Total | | | 4,151 |

| Stamp duty calc - Residential | Value | Rate | Value |
|-------------------------------|-------|-------|----------|
| Land payment | € | 0.00% | 0 |
| Total | | | 0 |

| Stamp duty calc - Residential | Value | Rate | Value |
|-------------------------------|-------|-------|----------|
| Land payment | € | 0.00% | 0 |
| Total | | | 0 |

| Per Oil 10% | Value | Rate | Value |
|--------------|-------|--------|---------------|
| Per Oil 10% | € | 10.00% | 12,430 |
| Total | | | 12,430 |

| Per Oil 10% | Value | Rate | Value |
|--------------|-------|--------|---------------|
| Per Oil 10% | € | 10.00% | 12,430 |
| Total | | | 12,430 |

| Inf/Tax | Rate | Value |
|---------|------|-------|
| Inf/Tax | % | 0 |

| Build Cost | Unit | Price | Total |
|--------------|------|-------|----------------|
| CO2 Pfr | € | 3,000 | 150,225 |
| Acc Adapt | € | 0.00% | 0.00 |
| Water | € | 0.00% | 0.00 |
| Over Extra 1 | € | 0.00% | 0.00 |
| Over Extra 2 | € | 0.00% | 0.00 |
| Small Site | € | 0.00% | 0.00 |
| Total | | | 150,225 |

RESIDUAL CASH FLOW FOR INTEREST

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | | | | | | |
|---|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| INCOME | | | | | | | | | | | | |
| UNITS Started | | | | | | | | | | | | |
| Market Housing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Social Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | | | | | | | |
| Stamp Duty | 514,440 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Earthworks etc. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leads/Acquisition | 19,666 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | 4,151 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional | 83,943 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - BOS Base | 0 | 119,793 | 379,804 | 619,281 | 619,281 | 619,281 | 619,281 | 619,281 | 619,281 | 619,281 | 619,281 | 619,281 |
| PM FOL FIT | 0 | 16,800 | 33,600 | 49,600 | 49,600 | 49,600 | 49,600 | 49,600 | 49,600 | 49,600 | 49,600 | 49,600 |
| Contingency | 0 | 4,744 | 9,488 | 14,231 | 14,231 | 14,231 | 14,231 | 14,231 | 14,231 | 14,231 | 14,231 | 14,231 |
| Abnormal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal and Valuation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Agent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leads | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PROFIT | 151,410 | 116,213 | 216,727 | 425,224 | 638,299 | 638,299 | 638,299 | 638,299 | 638,299 | 638,299 | 638,299 | 638,299 |
| Far Residual Value | 1,242,995 | | | | | | | | | | | |
| Developer Return | Interest | 24,276 | 39,221 | 34,352 | 45,912 | 57,024 | 44,884 | 42,334 | 13,336 | 0 | 0 | 0 |
| Market Housing | | | | | | | | | | | | |
| Affordable for Rent | | | | | | | | | | | | |
| First Home | | | | | | | | | | | | |
| Cash Flow | -1,401,316 | -210,487 | -226,448 | -461,873 | -1,433,391 | -403,350 | 1,209,204 | 1,646,493 | 1,679,493 | 0 | 0 | 0 |
| Overhead Expenses | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Overhead Balance | -1,401,316 | -141,022 | -1,926,780 | -2,400,420 | -3,003,930 | -3,527,230 | -2,827,316 | -719,160 | 84,500 | 84,500 | 84,500 | 84,500 |

CASH FLOW FOR OIL ADDITIONAL PROFIT

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | | | | | | |
|---|----------------|----------|----------------|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| INCOME | | | | | | | | | | | | |
| UNITS Started | | | | | | | | | | | | |
| Market Housing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Social Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant and Subsidy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | | | | | | | |
| Stamp Duty | 514,440 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Earthworks etc. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leads/Acquisition | 19,666 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | 4,151 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional | 83,943 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - BOS Base | 0 | 119,793 | 379,804 | 619,281 | 619,281 | 619,281 | 619,281 | 619,281 | 619,281 | 619,281 | 619,281 | 619,281 |
| PM FOL FIT | 0 | 16,800 | 33,600 | 49,600 | 49,600 | 49,600 | 49,600 | 49,600 | 49,600 | 49,600 | 49,600 | 49,600 |
| Contingency | 0 | 4,744 | 9,488 | 14,231 | 14,231 | 14,231 | 14,231 | 14,231 | 14,231 | 14,231 | 14,231 | 14,231 |
| Abnormal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Legal and Valuation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Agent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leads | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PSA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PROFIT | 248,124 | 0 | 216,727 | 1,335,293 | 638,299 | 638,299 | 638,299 | 638,299 | 638,299 | 638,299 | 638,299 | 638,299 |
| Far Oil calculation | | | | | | | | | | | | |
| Developer Return | Interest | 4,653 | 4,740 | 10,794 | 45,912 | 57,024 | 44,884 | 42,334 | 13,336 | 0 | 0 | 0 |
| Market Housing | | | | | | | | | | | | |
| Affordable for Rent | | | | | | | | | | | | |
| First Home | | | | | | | | | | | | |
| Cash Flow | -248,124 | -4,653 | -205,864 | -1,446,276 | -1,433,391 | -403,350 | 1,209,204 | 1,646,493 | 1,679,493 | 0 | 0 | 0 |
| Overhead Expenses | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Overhead Balance | -248,124 | -252,776 | -554,362 | -2,400,420 | -3,003,930 | -3,527,230 | -2,827,316 | -719,160 | 84,500 | 84,500 | 84,500 | 84,500 |

| Small Braun - 1 | | | | | | |
|--------------------|------------------|-------|---------|--------|------------|-----------|
| INCOME | Au Size | m2 | % | Number | Price €/m2 | GDP € |
| Market Housing | Grav | Net | | 5 | 4,300 | 2,150,000 |
| Affordable Overall | 23.6 | 11,70 | 100.00% | 0 | | |
| Affordable Rent | 23.6 | 11,70 | 0.00% | 0 | 2,475 | 0 |
| Social Rent | 23.6 | 11,70 | 0.00% | 0 | 2,250 | 0 |
| Shared Ownership | 23.6 | 11,70 | 0.00% | 0 | 2,100 | 0 |
| First Home | 23.6 | 11,70 | 0.00% | 0 | 0 | 0 |
| Grant and Subsidy | Affordable Rent | | | | | 0 |
| | Social Rent | | | | | 0 |
| | Shared Ownership | | | | | 0 |
| SITE AREA - Net | 0.200 | ha | | 45 | Fl-A | 3,312,000 |
| SITE AREA - Grav | 0.222 | ha | | 41 | Fl-B | |

| Developer Operator | 0 |
|---------------------|--------------|
| Local Build Time | 3.0 quarters |
| Residual Land Value | 251,871 |
| Location Cost | 243,750 |
| Upfit | 41,752 |
| Residual Land Value | 267,371 |
| Additional Profit | 437,311 |

| DEVELOPMENT COSTS | | | |
|-------------------|-----------------------|-------------|------------|
| LARD | Unit | Cost per m2 | Total |
| Land | Stamp Duty | | 19,000 |
| | European Grants | | 0 |
| | Leasehold Acquisition | 1,500 | 8,174 |
| Finance | Planning | 0.00% | 4,181 |
| | Professional | | 137,216 |
| CONSTRUCTION | Build Cost | 1,454 | 12,465,437 |
| | HMV FOR FIT | | 285,790 |
| | Contingency | 5.00% | 62,272 |
| | Abnormality | 5.00% | 62,272 |
| FINANCE | Finance | 8% | 0 |
| | Interest | 7.50% | 0 |
| | Legal and Valuation | | 0 |
| SALES | Agent | 3.00% | 99,360 |
| | Lease | 0.50% | 16,540 |
| | MGs | 0.00% | 0 |
| | | | 115,900 |
| Developer Profit | Market Housing | 17.00% | 579,488 |
| | Affordable Housing | 17.50% | 0 |
| | First Home | 17.50% | 0 |

| Planning fee calc | | | |
|----------------------------|-------|-------------|---------|
| Planning app fee | Appr | rate | Total |
| Market Housing | 4 | 0 | 0 |
| Market Housing 50 | 4 | 462 | 1,848 |
| Market Housing 50 | 0 | 131 | 0 |
| | | | 4,053 |
| Stamp duty calc - Residual | | | 511,640 |
| Levy payment | | | 15,033 |
| Stamp duty calc - Residual | | | 292,563 |
| Levy payment | | | 4,321 |
| PerCIL 10% | 2,000 | €/Unit (€M) | 15,000 |
| PerCIL 10% | 185 | €/Unit (€M) | 141,500 |
| CIL | | | 146,510 |
| | | | 285,110 |
| PerCIL 10% | 0.00% | €/m2 | 0 |

| Build Cost | | | |
|--------------|------|--------|-----------|
| Item | Unit | Rate | Total |
| CO2 Plant | €/m2 | 3.00% | 42,915 |
| Acid Wash | €/m2 | 0.00% | 0 |
| Water | €/m2 | 0.00% | 0 |
| Door Extra 1 | €/m2 | 0.00% | 0 |
| Door Extra 2 | €/m2 | 0.00% | 0 |
| Small Site | €/m2 | 0.00% | 0 |
| Site Costs | €/m2 | 10.00% | 1,499,174 |
| ENG | €/m2 | 0.50% | 169,111 |
| | | | 1,658,174 |

| RESIDUAL CASH FLOW FOR INTEREST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|--------|----|----|----|----|--------|----|----|----|------------|-----------|-----------|----|----|----|--------|----|----|----|----|--------|----|----|----|----|--------|----|----|----|----|--|--|--|
| INCOME | Year 1 | Q1 | Q2 | Q3 | Q4 | Year 2 | Q1 | Q2 | Q3 | Q4 | Year 3 | Q1 | Q2 | Q3 | Q4 | Year 4 | Q1 | Q2 | Q3 | Q4 | Year 5 | Q1 | Q2 | Q3 | Q4 | Year 6 | Q1 | Q2 | Q3 | Q4 | | | |
| UNITS Events | | | | 3 | 3 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | | | | | | | | | | 1,104,000 | 1,104,000 | 1,104,000 | | | | | | | | | | | | | | | | | | | | | |
| Affordable Rent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Social Rent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| First Home | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grant and Subsidy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | 1,104,000 | 1,104,000 | 1,104,000 | | | | | | | | | | | | | | | | | | | | | |
| EXPENDITURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | | | | | | | | | | 19,000 | | | | | | | | | | | | | | | | | | | | | | | |
| European Grants | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Lease Acquisition | | | | | | | | | | 8,174 | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Fee | | | | | | | | | | 4,181 | | | | | | | | | | | | | | | | | | | | | | | |
| Professional | | | | | | | | | | 137,216 | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost - BOD Base | | | | | | | | | | 12,465,437 | | | | | | | | | | | | | | | | | | | | | | | |
| POTENTIAL CIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PerCIL 10% | | | | | | | | | | 15,000 | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency | | | | | | | | | | 16,500 | | | | | | | | | | | | | | | | | | | | | | | |
| Abnormality | | | | | | | | | | 16,500 | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Fee | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Legal and Valuation | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Dispute | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| MGs | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| COSTS BEFORE LAND INT AND PROFIT | | | | | | | | | | 15,033 | | | | | | | | | | | | | | | | | | | | | | | |
| Far Residual Value | | | | | | | | | | 591,607 | | | | | | | | | | | | | | | | | | | | | | | |
| Developer Return | | | | | | | | | | 12,940 | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | | | | | | | | | | 15,914 | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Rent | | | | | | | | | | 20,934 | | | | | | | | | | | | | | | | | | | | | | | |
| First Home | | | | | | | | | | 27,248 | | | | | | | | | | | | | | | | | | | | | | | |
| Cash Flow | | | | | | | | | | -149,235 | | | | | | | | | | | | | | | | | | | | | | | |
| Overhead Balance | | | | | | | | | | -183,183 | | | | | | | | | | | | | | | | | | | | | | | |
| Original Balance | | | | | | | | | | -149,235 | | | | | | | | | | | | | | | | | | | | | | | |
| CASH FLOW FOR CIL ADDITIONAL PROFIT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXPENDITURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land | | | | | | | | | | 292,512 | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | | | | | | | | | | 4,181 | | | | | | | | | | | | | | | | | | | | | | | |
| European Grants | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Lease Acquisition | | | | | | | | | | 8,174 | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Fee | | | | | | | | | | 4,181 | | | | | | | | | | | | | | | | | | | | | | | |
| Professional | | | | | | | | | | 137,216 | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost - BOD Base | | | | | | | | | | 12,465,437 | | | | | | | | | | | | | | | | | | | | | | | |
| POTENTIAL CIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PerCIL 10% | | | | | | | | | | 15,000 | | | | | | | | | | | | | | | | | | | | | | | |
| Contingency | | | | | | | | | | 16,500 | | | | | | | | | | | | | | | | | | | | | | | |
| Abnormality | | | | | | | | | | 16,500 | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Fee | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Legal and Valuation | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Dispute | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| MGs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Site 21 Small Brown - 6 | | | | | | | |
|-------------------------|------------------|--------------|-----------|---------|------------|-----------|-----------|
| INCOME | Ac Size | m2 | % | Number | Price €/m2 | GDV € | |
| Market Hearing | Grant | 11.7 | 11.7 | 100.00% | € | 4,900 | 2,395,000 |
| Affordable Overall | | | | | | | |
| Affordable Rent | 11.7 | 11.7 | 0.00% | 0 | 2,475 | 0 | |
| Shared Rent | 11.7 | 11.7 | 0.00% | 0 | 2,250 | 0 | |
| Shared Ownership | 11.7 | 11.7 | 0.00% | 0 | 3,150 | 0 | |
| First Home | 11.7 | 11.7 | 0.00% | 0 | 0 | 0 | |
| Grant and Subsidy | Affordable Rent | | | | | | |
| | Shared Rent | | | | | | |
| | Shared Ownership | | | | | | |
| SITE AREA - Net | 6.132 ha | | 45 | 1/1 | | 2,295,000 | 493 |
| SITE AREA - Gross | 6.132 ha | | 31 | 1/1 | | | |
| Enter per Quarter | 0 | | | | | | |
| Unit Build Time | 3.0quarter | | | | | | |
| Wholly Site | Partly NET | Partly GROSS | | | | | |
| Residual Land Value | 445,872 | 3,744,416 | 2,475,223 | | | | |
| Planning Fee | 103,220 | | 1,100,000 | | | | |
| Uplift | 26,447 | | 229,000 | | | | |
| Final Price | 0 | | 0 | | | | |
| Residual Land Value | 224,899 | 1,324,888 | | | | | |
| Additional Profit | 246,227 | 111 | | | | | |

| DEVELOPMENT COSTS | | | |
|---------------------|--------|-----------|---------|
| LAND | Cost | Per m2 | Total |
| Land | 11,794 | | 11,794 |
| Stamp Duty | 0 | | 0 |
| European Mats | 0 | | 0 |
| Lease Acquisition | 1,500 | € | 11,412 |
| Planning Fee | 2,772 | | 2,772 |
| Professional | 44,289 | | 47,291 |
| CONSTRUCTION | | | |
| Build Cost | 1,400 | 744,112 | |
| 19% FOL HIT | 0 | 196,241 | |
| Contingency | 0 | 28,206 | |
| Abnormal | 0 | 38,206 | |
| Finance | 0 | 1,054,463 | |
| Finance Fee | 0 | 0 | |
| Abnormal | 0 | 0 | |
| Lease and Valuation | 0 | 0 | |
| SALES | | | |
| Agent | 0 | 3.00% | 44,359 |
| Lease | 0 | 0.00% | 11,025 |
| HQs | 0 | 0.00% | 17,115 |
| Developer Profit | | | 315,879 |
| Market Hearing | Value | 17.00% | |
| Affordable Hearing | Value | 17.00% | |
| First Home | Value | 17.00% | |

| Planning Fee calc | | | |
|-----------------------------------|----------------------|-------|---------|
| Planning app fee | App | rate | Value |
| Market Hearing | € | 462 | 2,772 |
| Market Hearing 50 | € | 121 | 0 |
| Market Hearing 50 | € | 0 | 2,772 |
| Stamp duty calc - Residual | | | |
| Land payment | | | 445,872 |
| Stamp duty calc - Residual | | | |
| Land payment | | | 220,000 |
| Per Oil 1% | 2,000 of Unit (oil) | | 12,000 |
| Per Oil 1% | 10,000 of Unit (oil) | | 10,000 |
| Oil | 1% | €m2 | 91,114 |
| Inf Tax | % GDV | 0.00% | 0 |

| Build Cost | | Unit | Value |
|--------------|-----|--------|----------|
| CO2 Plw | €m2 | 3.00% | 42,000 |
| Acc Bldg | €m2 | 0.00% | 0.00 |
| Water | €m2 | | 4.00 |
| Over Entry 1 | €m2 | 0.00% | 0.00 |
| Over Entry 2 | €m2 | 0.00% | 0.00 |
| Small Site | €m2 | 0.00% | 0.00 |
| Site Cost | €m2 | 10.00% | 1,446.17 |
| BNG | €m2 | 0.00% | 0.00 |

| RESIDUAL CASH FLOW FOR INTEREST | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|-----------------|-----------------|---------|---------|---------|--------|----|----|----|--------|----|----|----|--------|----|----|----|
| | Year 1 | | | | Year 2 | | | | Year 3 | | | | Year 4 | | | | Year 5 | | | | Year 6 | | | |
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| INCOME | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 735,000 | 735,000 | 735,000 | 735,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | | | | | | | | | | | | | | | | | | | |
| Land | 11,794 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| European Mats | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | 4,488 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | 2,772 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional | 42,289 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - BOD Base | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| POTENTIAL OIL | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Per Oil 1% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Contingency | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Abnormal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease and Valuation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Abnorm | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HQs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PROFIT | 63,613 | 41,341 | 149,495 | 214,472 | 321,788 | 214,472 | 192,461 | 25,725 | 25,725 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Far Residual Value | 445,872 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Developer Return | Interest | 5,551 | 11,440 | 14,461 | 16,783 | 28,107 | 29,429 | 16,197 | 5,952 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Hearing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grant/Flow | -509,235 | -189,411 | -169,821 | -285,852 | -249,451 | -229,680 | -82,400 | -690,371 | -703,262 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Overrun/Bottom | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CASH FLOW FOR OIL ADDITIONAL PROFIT | -509,235 | -189,411 | -169,821 | -285,852 | -249,451 | -229,680 | -82,400 | -690,371 | -703,262 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| INCOME | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 735,000 | 735,000 | 735,000 | 735,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXPENDITURE | | | | | | | | | | | | | | | | | | | | | | | | |
| Land | 220,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stamp Duty | 1,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| European Mats | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease Acquisition | 3,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Planning Fee | 2,772 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Professional | 42,289 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Build Cost - BOD Base | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| POTENTIAL OIL | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Per Oil 1% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Contingency | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Abnormal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Finance Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease and Valuation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Abnorm | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HQs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COSTS BEFORE LAND INT AND PROFIT | 245,731 | 0 | 149,495 | 542,678 | 321,788 | 214,472 | 192,461 | 25,725 | 25,725 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Far Oil calculation | Interest | 5,057 | 5,052 | 9,052 | 16,783 | 28,107 | 29,429 | 16,197 | 5,952 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Market Hearing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Affordable Rent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Home | 0 | 0 | 0 | 0</ | | | | | | | | | | | | | | | | | | | | |

Appendix 7: Residential appraisals – Older person's accommodation

Sheltered

| | | | | Greenfield | Brownfield |
|----------------------------|-----------------------|-----------|---------|-------------------|-------------------|
| AFFORDABLE % | | | | 35% | 35% |
| | | CIL | £/m2 | 186.45 | 186.45 |
| Units | 1 bed | 50 | m2 | 30 | 30 |
| | 2 bed | 75 | m2 | 30 | 30 |
| | Saleable Area | | | 3750 | 3750 |
| | Non-saleable | | 20% | 750 | 750 |
| | GIA | | | 4500 | 4500 |
| £/m2 | Market £/m2 | | | 6,300 | 6,300 |
| | Market m2 | | | 2,438 | 2,438 |
| | Market £ | | | 15,356,250 | 15,356,250 |
| | Affordable £/m2 | | | 3,150 | 3,150 |
| | Affordable m2 | | | 1,313 | 1,313 |
| | Affordable £ | | | 4,134,375 | 4,134,375 |
| | Ground Rent | £3,850 | | 231,000 | 231,000 |
| | Capital Value | | | 19,721,625 | 19,721,625 |
| Costs | Land Used | ha | | 0.50 | 0.50 |
| | | £/ha | | 25,000 | 1,100,000 |
| | Uplift £/ha | | | 500,000 | 0 |
| | | 20.00% | | 5,000 | 220,000 |
| | Site Cost | | | 265,000 | 660,000 |
| Costs on Viability Th | Stamp Duty | 4.00% | | 10,600 | 26,400 |
| | Costs | 1.50% | | 3,975 | 9,900 |
| Strategic Promotion | | | | 25,000 | 25,000 |
| Planning (policies) | | | | 260,000 | 260,000 |
| Construction | | /m2 | | 1,612 | 1,612 |
| | | £ | | 7,254,000 | 7,254,000 |
| Infrastructure | | 15.00% | | 1,088,100 | 1,088,100 |
| Abnormals | | 0% & 5% | | 0 | 362,700 |
| Fees | | 8.00% | | 667,368 | 696,384 |
| \$106 | | 120,000 | | 100,000 | 100,000 |
| | CIL | | | 454,472 | 454,472 |
| Contingency | | 2.5% & 5% | | 208,553 | 435,240 |
| Finance Costs | | | | 70,000 | 70,000 |
| Sales | | 3.50% | | 690,257 | 690,257 |
| Misc. Financial | | | | 10,000 | 10,000 |
| | Subtotal | | | 11,482,453 | 11,482,453 |
| Interest | | 7.50% | | 406,587 | 430,592 |
| Profit % GDC | | 17.50% | | 1,897,407 | 2,009,429 |
| | COSTS | | | 13,146,318 | 14,582,474 |
| Residual Land Worth | | Site | | 6,575,307 | 5,139,151 |
| Existing Use Value | | £/ha | 25,000 | 1,100,000 | 1,100,000 |
| Viability Threshold | | £/ha | 530,000 | 1,320,000 | 1,320,000 |
| | Residual Value | £/ha | | 13,150,614 | 10,278,302 |
| Additional Profit | | | | 6,310,307 | 4,479,151 |
| £/m2 | | | | 2,589 | 1,838 |

Extracare

| | | | | Greenfield | Brownfield |
|----------------------------|-----------------------|-----------|---------|-------------------|-------------------|
| AFFORDABLE % | | | | 35% | 35% |
| | | CIL | £/m2 | 186.45 | 186.45 |
| Units | 1 bed | 65 | m2 | 36 | 36 |
| | 2 bed | 80 | m2 | 24 | 24 |
| | Saleable Area | | | 4260 | 4260 |
| | Non-saleable | | 30% | 1278 | 1278 |
| | GIA | | | 5538 | 5538 |
| £/m2 | Market £/m2 | | | 6,750 | 6,750 |
| | Market m2 | | | 2,769 | 2,769 |
| | Market £ | | | 18,690,750 | 18,690,750 |
| | Affordable £/m2 | | | 3,375 | 3,375 |
| | Affordable m2 | | | 1,491 | 1,491 |
| | Affordable £ | | | 5,032,125 | 5,032,125 |
| | Ground Rent | £3,850 | | 231,000 | 231,000 |
| | Capital Value | | | 23,953,875 | 23,953,875 |
| Costs | Land Used | ha | | 0.50 | 0.50 |
| | | £/ha | | 25,000 | 1,100,000 |
| | Uplift £/ha | | | 500,000 | 0 |
| | | 20.00% | | 5,000 | 220,000 |
| | Site Cost | | | 265,000 | 660,000 |
| Costs on Viability Th | Stamp Duty | 4.00% | | 10,600 | 26,400 |
| | Costs | 1.50% | | 3,975 | 9,900 |
| Strategic Promotion | | | | 25,000 | 25,000 |
| Planning (policies) | | | | 320,000 | 320,000 |
| Construction | | /m2 | | 1,622 | 1,622 |
| | | £ | | 8,982,636 | 8,982,636 |
| Infrastructure | | 15.00% | | 1,347,395 | 1,347,395 |
| Abnormals | | 0% & 5% | | 0 | 449,132 |
| Fees | | 8.00% | | 826,403 | 862,333 |
| \$106 | | 120,000 | | 100,000 | 100,000 |
| | CIL | | | 516,280 | 516,280 |
| Contingency | | 2.5% & 5% | | 258,251 | 538,958 |
| Finance Costs | | | | 90,000 | 90,000 |
| Sales | | 3.50% | | 838,386 | 838,386 |
| Misc. Financial | | | | 10,000 | 10,000 |
| | Subtotal | | | 13,328,925 | 14,116,420 |
| Interest | | 7.50% | | 499,835 | 529,366 |
| Profit % GDC | | 17.50% | | 2,332,562 | 2,470,374 |
| | COSTS | | | 16,161,322 | 17,116,159 |
| Residual Land Worth | | Site | | 7,792,553 | 6,837,716 |
| Existing Use Value | | £/ha | 25,000 | 1,100,000 | 1,100,000 |
| Viability Threshold | | £/ha | 530,000 | 1,320,000 | 1,320,000 |
| | Residual Value | £/ha | | 15,585,106 | 13,675,431 |
| Additional Profit | | | | 7,527,553 | 6,177,716 |
| £/m2 | | | | 2,719 | 2,231 |

Appendix 8: Non-residential appraisals

| Results | | Greenfield | | | | | | | | Brownfield | | | | | | | | |
|----------------------|----------------------------|-------------------------|------------------|-------------------|------------------|-------------------|-------------------|------------------|-------------------|-------------------------|------------------|------------------|------------------|-------------------|------------------|----------------|-------------------|-------------------|
| | | Offices - business park | Office - central | Industrial | Logistics | Retail - prime | Other Retail | Supermarket | Retail Warehouse | Offices - business park | Office - central | Industrial | Logistics | Retail - prime | Other Retail | Supermarket | Retail Warehouse | |
| | CIL | £/m2 | 0 | 0 | 0 | 180.25 | 129.77 | 129.77 | 223.74 | 129.77 | 0 | 0 | 0 | 180.25 | 129.77 | 129.77 | 223.74 | 129.77 |
| Income m2 | | | 2,000 | 2,000 | 4,000 | 4,000 | 150 | 150 | 4,000 | 4,000 | 2,000 | 2,000 | 4,000 | 4,000 | 150 | 150 | 4,000 | 4,000 |
| £/m2 | | | 4,308 | 4,826 | 2,476 | 4,512 | 4,518 | 3,338 | 5,316 | 3,628 | 4,308 | 4,826 | 2,476 | 4,512 | 4,518 | 3,338 | 5,316 | 3,628 |
| Capital Value | | | 7,754,400 | 9,169,400 | 9,904,000 | 18,048,000 | 677,700 | 500,700 | 21,264,000 | 14,512,000 | 7,754,400 | 9,169,400 | 9,904,000 | 18,048,000 | 677,700 | 500,700 | 21,264,000 | 14,512,000 |
| Buyers Costs | 4.50% | | 348,948 | 412,623 | 445,680 | 812,160 | 30,497 | 22,532 | 956,880 | 653,040 | 348,948 | 412,623 | 445,680 | 812,160 | 30,497 | 22,532 | 956,880 | 653,040 |
| Capital Value | | | 7,405,452 | 8,756,777 | 9,458,320 | 17,235,840 | 647,204 | 478,169 | 20,307,120 | 13,858,960 | 7,405,452 | 8,756,777 | 9,458,320 | 17,235,840 | 647,204 | 478,169 | 20,307,120 | 13,858,960 |
| Costs | Land Used | Coverage | 25% | 70% | 40% | 35% | 80% | 80% | 30% | 50% | 25% | 70% | 40% | 35% | 80% | 80% | 30% | 50% |
| | | ha | 0.267 | 0.071 | 1.000 | 1.143 | 0.019 | 0.019 | 1.333 | 0.800 | 0.800 | 0.286 | 1.000 | 1.143 | 0.019 | 0.019 | 1.333 | 0.800 |
| | | £/ha | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 1,100,000 | 1,100,000 | 1,100,000 | 1,100,000 | 1,100,000 | 1,100,000 | 1,100,000 | 1,100,000 |
| | | Uplift £/ha | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | 20.00% | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 0 | 0 | 0 | 220,000 | 220,000 | 220,000 | 220,000 | 220,000 |
| | | Site Cost | 141,333 | 37,857 | 530,000 | 605,714 | 9,938 | 9,938 | 706,667 | 424,000 | 880,000 | 314,286 | 1,100,000 | 1,508,571 | 24,750 | 24,750 | 1,760,000 | 1,056,000 |
| | | | | | | | | | | | | | | | | | | |
| | Stamp Duty (on VT) | 4.00% | 5,653 | 1,514 | 21,200 | 24,229 | 398 | 398 | 28,267 | 16,960 | 35,200 | 12,571 | 44,000 | 60,343 | 990 | 990 | 70,400 | 42,240 |
| | Acquisition | 1.50% | 2,120 | 568 | 7,950 | 9,086 | 149 | 149 | 10,600 | 6,360 | 13,200 | 4,714 | 16,500 | 22,629 | 371 | 371 | 26,400 | 15,840 |
| | | | | | | | | | | | | | | | | | | |
| | Strategic Promotion | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Pre Planning | | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| | | | | | | | | | | | | | | | | | | |
| | Construction | £/m2 | 1,975 | 2,089 | 992 | 845 | 1,468 | 1,468 | 1,758 | 916 | 1,975 | 2,089 | 992 | 845 | 1,468 | 1,468 | 1,758 | 916 |
| | | £ | 3,950,000 | 4,178,000 | 3,968,000 | 3,380,000 | 220,200 | 220,200 | 7,032,000 | 3,664,000 | 3,950,000 | 4,178,000 | 3,968,000 | 3,380,000 | 220,200 | 220,200 | 7,032,000 | 3,664,000 |
| | Infrastructure | 15.00% | 592,500 | 626,700 | 595,200 | 507,000 | 33,030 | 33,030 | 1,054,800 | 549,600 | 592,500 | 626,700 | 595,200 | 507,000 | 33,030 | 33,030 | 1,054,800 | 549,600 |
| | Abnormals | 5.00% | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 197,500 | 208,900 | 198,400 | 169,000 | 11,010 | 11,010 | 351,600 | 183,200 | |
| | Fees | 8.00% | 363,400 | 384,376 | 365,056 | 310,960 | 20,258 | 20,258 | 646,944 | 337,088 | 379,200 | 401,088 | 380,928 | 324,480 | 21,139 | 21,139 | 675,072 | 351,744 |
| | S106 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | CIL | | 0 | 0 | 0 | 721,000 | 19,466 | 19,466 | 894,960 | 519,080 | 0 | 0 | 0 | 721,000 | 19,466 | 19,466 | 894,960 | 519,080 |
| | Contingency | 2.5% & 5% | 113,563 | 120,118 | 114,080 | 97,175 | 6,331 | 6,331 | 202,170 | 105,340 | 237,000 | 250,680 | 238,080 | 202,800 | 13,212 | 13,212 | 421,920 | 219,840 |
| | | | | | | | | | | | | | | | | | | |
| | Finance Costs | | 300,000 | 300,000 | 100,000 | 200,000 | 25,000 | 25,000 | 300,000 | 300,000 | 300,000 | 300,000 | 100,000 | 200,000 | 25,000 | 25,000 | 300,000 | 300,000 |
| | Sales | 2.50% | 96,930 | 114,618 | 123,800 | 225,600 | 8,471 | 6,259 | 265,800 | 181,400 | 96,930 | 114,618 | 123,800 | 225,600 | 8,471 | 6,259 | 265,800 | 181,400 |
| | Misc. Financial | | 10,000 | 10,000 | 10,000 | 10,000 | 25,000 | 25,000 | 10,000 | 25,000 | 10,000 | 10,000 | 10,000 | 10,000 | 25,000 | 25,000 | 10,000 | 25,000 |
| | | | | | | | | | | | | | | | | | | |
| | Subtotal | | 5,444,166 | 5,745,893 | 5,315,286 | 5,495,049 | 368,302 | 366,090 | 10,455,541 | 5,714,828 | 5,821,530 | 6,117,271 | 5,684,908 | 5,832,851 | 387,889 | 385,677 | 11,112,952 | 6,061,944 |
| | | | | | | | | | | | | | | | | | | |
| | Interest | 7.00% | 204,156 | 215,471 | 199,323 | 206,064 | 13,811 | 13,728 | 392,083 | 214,306 | 218,307 | 229,398 | 213,184 | 218,732 | 14,546 | 14,463 | 416,736 | 227,323 |
| | Profit % GDC | 20.00% | 847,248 | 894,205 | 827,191 | 855,167 | 57,317 | 56,973 | 1,627,144 | 889,370 | 905,976 | 952,000 | 884,714 | 907,738 | 60,365 | 60,021 | 1,729,453 | 943,390 |
| | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| | COSTS | | 6,495,570 | 6,855,569 | 6,341,801 | 6,556,281 | 439,431 | 436,791 | 12,474,767 | 6,818,504 | 6,945,813 | 7,298,669 | 6,782,806 | 6,959,321 | 462,800 | 460,161 | 13,259,141 | 7,232,657 |
| | | | | | | | | | | | | | | | | | | |
| | Residual Land Worth | Site | 909,882 | 1,901,208 | 3,116,519 | 10,679,559 | 207,773 | 41,377 | 7,832,353 | 7,040,456 | 459,639 | 1,458,108 | 2,675,514 | 10,276,519 | 184,403 | 18,008 | 7,047,979 | 6,626,303 |
| | | | | | | | | | | | | | | | | | | |
| | Existing Use Value | £/ha | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 1,100,000 | 1,100,000 | 1,100,000 | 1,100,000 | 1,100,000 | 1,100,000 | 1,100,000 | 1,100,000 |
| | Viability Threshold | £/ha | 530,000 | 530,000 | 530,000 | 530,000 | 530,000 | 530,000 | 530,000 | 530,000 | 1,100,000 | 1,100,000 | 1,100,000 | 1,320,000 | 1,320,000 | 1,320,000 | 1,320,000 | 1,320,000 |
| | Residual Value | £/ha | 3,412,056 | 26,616,915 | 3,116,519 | 9,344,614 | 11,081,207 | 2,206,795 | 5,874,265 | 8,800,570 | 574,549 | 5,103,377 | 2,675,514 | 8,991,954 | 9,834,837 | 960,426 | 5,285,984 | 8,282,879 |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | Additional Profit | | 768,548 | 1,863,351 | 2,586,519 | 10,073,845 | 197,835 | 31,440 | 7,125,686 | 6,616,456 | -420,361 | 1,143,822 | 1,575,514 | 8,767,948 | 169,653 | -6,742 | 5,287,979 | -571,719 |
| | | | 384 | 932 | 647 | 2,518 | 1,319 | 210 | 1,781 | 1,654 | -210 | 572 | 394 | 2,192 | 1,064 | -45 | 1,322 | -326 |



Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2024

Part 6 of 9
Site Performance
Summaries

October 2024



Chelmsford
City Council

| | | | | |
|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS5 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South of 1 Oak Cottages, Chalk Street, Rettendon Common, Chelmsford, Essex, CM3 8DD | | | |
| Parish: | Rettendon | Total Score: | 97 | |
| Developable Site Area (ha): | 0.01 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 19 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Access is via a driveway off of Chalk Street. 1 tree protected under TPO/2002/83 within 100m | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purpose. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS6 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of Peaches House, Southlands Chase, Sandon, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 104 | |
| Developable Site Area (ha): | 0.07 | Reason for discounted areas: | | |
| Potential Yield: | 2 | Typology: | 19 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. 2 trees protected under TPO/2009/050 within the site boundary | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purpose. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS7 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land opposite Peach House, Southlands Chase, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 102 | |
| Developable Site Area (ha): | 2.96 | Reason for discounted areas: | | |
| Potential Yield: | 58 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. The field has 2 access points in Southlands Chase and full road frontage on East Hanningfield Road. Trees protected under TPO/2007/014, 3 protected under TPO/2009/050 and 2 protected under TPO/2005/008 within 15 m of | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Permission 19/00941/FUL granted. | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|-------------------------------|--------------------|
| SHELAA Reference: CFS9 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land South East of the Lion Inn, Main Road, Boreham, Chelmsford, Essex | | | |
| Parish: | Boreham | Total Score: | 106 | |
| Developable Site Area (ha): | 14.699 | Reason for discounted areas: | Overhead power line (0.001ha) | |
| Potential Yield: | 252 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Potential vehicular access via The Chase. Woodland TPO TPO/2002/085 possibly with veteran trees, near boundary to the south west. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | No evidence of landowner/s support with submission. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|------------------------------|--------------------|
| SHELAA Reference: CFS10 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Mount Maskall, Generals Lane, Boreham, Chelmsford, Essex, CM3 3HW | | | |
| Parish: | Boreham | Total Score: | 99 | |
| Developable Site Area (ha): | 0.77 | Reason for discounted areas: | | |
| Potential Yield: | 15 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Grade 2 listed building within site. Mining contamination in the adjacent field. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS11 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Barn at Little Longs Chatham Green, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 120 | |
| Developable Site Area (ha): | 0.04 | Reason for discounted areas: | | |
| Potential Yield: | 1 | Typology: | 22 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Accessible via a right of way. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS12 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North East of Recreation Ground, Chatham Green, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 110 | |
| Developable Site Area (ha): | 0.6 | Reason for discounted areas: | | |
| Potential Yield: | 12 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Gated road access. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS13 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land South East of Tyrells Cottages, Main Road, Boreham, Chelmsford, Essex | | | |
| Parish: | Boreham | Total Score: | 105 | |
| Developable Site Area (ha): | 6.975 | Reason for discounted areas: | Electricity lines (0.025ha) | |
| Potential Yield: | 120 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Woodland TPO, TPO/2002/085 possibly with veteran trees, near boundary to the south east. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Electricity Pylons run through the site. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS14 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Sutch and Searle Warehouse, Highwood Road, Writtle, Chelmsford, CM1 3PT | | | |
| Parish: | Writtle | Total Score: | 94 | |
| Developable Site Area (ha): | 1.76 | Reason for discounted areas: | Gas pipeline buffer (0.31ha) | |
| Potential Yield: | 73 | Typology: | 7 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Ancient Woodland ID 619, Lee Wood within 15m to the south of the siteln adjacent site there is an infill pond with category 4 containment. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | 22/02304/OUT received, yet to be determined | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|----------------------------------|--------------------|
| SHELAA Reference: CFS17 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Argents Nursery, Highwood Road, Edney Common, Chelmsford, Essex, CM1 3PZ | | | |
| Parish: | Highwood | Total Score: | 101 | |
| Developable Site Area (ha): | 0.22 | Reason for discounted areas: | Gas installation buffer (3.05ha) | |
| Potential Yield: | 10 | Typology: | 20 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 0 | Ground treatment is expected to be required on the majority (90% or more) of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent to grade 2 listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purpose. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS18 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of White Elm Cottage, Hyde Lane, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 91 | |
| Developable Site Area (ha): | 0.52 | Reason for discounted areas: | | |
| Potential Yield: | 10 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. The site is accessed from Hyde Lane. Site has a tree belt protected by TPO/2013/013 to the east of the site. This tree belt may contain veteran trees.Land adjacent was a petrol station and opposite a former gravel pit. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS19 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Adjacent The Gables, BanTERS Lane, Great Leighs, Chelmsford | | | |
| Parish: | Great Leighs | Total Score: | 105 | |
| Developable Site Area (ha): | 0.64 | Reason for discounted areas: | | |
| Potential Yield: | 12 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. TPO/2003/028 within the site and on boundary, also a tree belt adjacent site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated within Local Plan forming part of SG57c | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS20 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East of Barn Mead, Galleywood, Chelmsford, Essex | | | |
| Parish: | Galleywood | Total Score: | 109 | |
| Developable Site Area (ha): | 1.2 | Reason for discounted areas: | | |
| Potential Yield: | 40 | Typology: | 30 | |
| Proposed Use: | Residential - Older persons | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Access and services from Barn Mead. Wholly covered by TPO/2013/034. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Overhead supply cables run through site. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS22 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Longcroft, Maldon Road, Margaretting, Ingatestone, Essex, CM4 9JR | | | |
| Parish: | Margaretting | Total Score: | 92 | |
| Developable Site Area (ha): | 1.06 | Reason for discounted areas: | Oil pipeline (0.03ha) | |
| Potential Yield: | 24 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Contaminated land priority 2 on the adjacent site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | 22/02283/FUL received, yet to be determined | | | |
| Comments on Availability | Site currently in use for other purpose. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS23 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South of Petton, Stock Road, Stock, Ingatestone, Essex | | | |
| Parish: | Stock | Total Score: | 103 | |
| Developable Site Area (ha): | 3.91 | Reason for discounted areas: | Sewage pumping station (0.03ha) | |
| Potential Yield: | 77 | Typology: | 3+32+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 2 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Woodland TPO, TPO/2012/006 adjacent site to the north east, may contain veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 0 | Known to be in particularly complex/multiple ownership | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Multiple ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS24 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Kings Farm, Main Road, Ford End, Chelmsford, Essex, CM3 1LN | | | |
| Parish: | Great Waltham | Total Score: | 102 | |
| Developable Site Area (ha): | 13.51 | Reason for discounted areas: | | |
| Potential Yield: | 232 | Typology: | 1+32+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 2 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Principal access to the site via B1008. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS25 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South West of 21 Seven Ash Green, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 103 | |
| Developable Site Area (ha): | 0.74 | Reason for discounted areas: | | |
| Potential Yield: | 14 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 0 | Ground treatment is expected to be required on the majority (90% or more) of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits rela | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

| SHELAA Reference: CFS27 | | RAG Rating: | Amber | 16 Oct 2024 |
|-----------------------------------|---|--|------------------------------|---------------|
| Site Address: | Land at Chatham Green Yard, Braintree Road, Little Waltham, Chelmsford | | | |
| Parish: | Little Waltham | Total Score: | 104 | |
| Developable Site Area (ha): | 1.08 | Reason for discounted areas: | | |
| Potential Yield: | 24 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Existing access from Chatham Green Lane. Part of site deemed PDL as per 17/00539/CLEUD & 22/01735/CLEUD. Adjacent to A131. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | 17/00539/CLEUD & 22/01735/CLEUD | | | |
| Comments on Availability | Existing covenant on land Part of the site is currently used for other purposes. Agreed covenant with previous owners re residential development of some of the land. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS28 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Opposite The Old Rectory, Mashbury Road, Chignal St James, Chelmsford, Essex | | | |
| Parish: | Chignal | Total Score: | 113 | |
| Developable Site Area (ha): | 0.17 | Reason for discounted areas: | | |
| Potential Yield: | 5 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Site has road frontage & 2 entrances via 5 bar gates. Adjacent to buildings of local value. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS29 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | 43 Dorset Avenue, Great Baddow, Chelmsford, Essex, CM2 9UA | | | |
| Parish: | Great Baddow | Total Score: | 118 | |
| Developable Site Area (ha): | 0.07 | Reason for discounted areas: | | |
| Potential Yield: | 2 | Typology: | 19 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Domestic residential dropped kerb provides access. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|----|------------------------------------|--|
| SHELAA Reference: CFS31 | | RAG Rating: Red | | 16 Oct 2024 | |
| Site Address: | Land West of Hands Farm, Radley Green Road, Highwood, Ingatestone, Essex | | | | |
| Parish: | Highwood | Total Score: | 95 | | |
| Developable Site Area (ha): | 0.52 | Reason for discounted areas: | | | |
| Potential Yield: | 10 | Typology: | 5 | | |
| Proposed Use: | Residential | Comments on the size of site: | | | |
| Suitability Criteria: | | | | Suitability Rating: Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | | |
| Strategic Road Access | N/A | | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Barn conservation on adjacent site showed PAH and TPH present. | | | | |
| Availability Criteria: | | | | Availability Rating: Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | | |
| Land Condition | 4 | Established single use | | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | | |
| Planning Permission or Allocation | N/A | | | | |
| Comments on Availability | Right of way over the land. Site currently in use for other purposes. | | | | |
| Achievability Criteria: | | | | Achievability Rating: Green | |
| Viability | 5 | Development is likely viable | | | |
| Timescale for Deliverability | 5 | Up to 5 years | | | |
| Comments on Achievability | | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS32 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Allotment Gardens, Seymour Street, Chelmsford, Essex | | | |
| Parish: | Chelmsford | Total Score: | 95 | |
| Developable Site Area (ha): | 0.2 | Reason for discounted areas: | | |
| Potential Yield: | 6 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 0 | Ground treatment is expected to be required on the majority (90% or more) of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead. Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly priority 1 contaminated land ECC CHL191. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 0 | Site faces known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Statutory allotment site. Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS33 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North West of 71 School Road, Downham, Billericay, Essex | | | |
| Parish: | South Hanningfield | Total Score: | 99 | |
| Developable Site Area (ha): | 0.85 | Reason for discounted areas: | | |
| Potential Yield: | 19 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. TPO/2005/030 on northern boundary, may be a veteran tree | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS34 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land Rear of Rettendon Lodge, Hayes Chase, Battlesbridge, Wickford, Essex | | | |
| Parish: | Rettendon | Total Score: | 99 | |
| Developable Site Area (ha): | 3.91 | Reason for discounted areas: | Electricity lines (0.03ha) | |
| Potential Yield: | 77 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Not clear if there exists a vehicle access point. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Possible ransom strip. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS35 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South West of Hillcroft Marigold Lane, Stock, Ingatestone, Essex | | | |
| Parish: | Stock | Total Score: | 104 | |
| Developable Site Area (ha): | 6.47 | Reason for discounted areas: | | |
| Potential Yield: | 111 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. TPO/2000/059 to the east of the site | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS38 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land at Thrift Farm, Moulsham Thrift, Chelmsford, Essex | | | |
| Parish: | Chelmsford | Total Score: | 98 | |
| Developable Site Area (ha): | 30.53 | Reason for discounted areas: | | |
| Potential Yield: | 374 | Typology: | 27 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Access from Moulsham Thrift, from Wood Street, and from Galleywood Road. Adjacent Ancient Woodland (Moulsham Thrift Wood) and LoWS. TPO/2013/016 adjacent to the site covering the ancient woodland and more, ma | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Part of the site is currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|------------------------------|--------------------|
| SHELAA Reference: CFS39 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North West of St Cleres Hall, Main Road, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 95 | |
| Developable Site Area (ha): | 8.9 | Reason for discounted areas: | | |
| Potential Yield: | 153 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Adjacent to Registered Park and Garden. Natural Green Space (Limited Access). 1.39ha protected under TPO/2000/046; 1.39ha LoWS, Ancient Woodland No 58 to the north west of the site within 15m. Part of eastern boundar | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS40 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Street Record Windsor Road, Downham, Billericay, Essex | | | |
| Parish: | South Hanningfield | Total Score: | 99 | |
| Developable Site Area (ha): | 1.64 | Reason for discounted areas: | | |
| Potential Yield: | 68 | Typology: | 7 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site is currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS41 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North of Chickdene Farm, Windsor Road, Downham, Billericay, Essex | | | |
| Parish: | South Hanningfield | Total Score: | 101 | |
| Developable Site Area (ha): | 1.15 | Reason for discounted areas: | | |
| Potential Yield: | 26 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS42 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | New Barnes Farm, Ingatestone Road, Highwood, Chelmsford, Essex, CM1 3RB | | | |
| Parish: | Highwood | Total Score: | 90 | |
| Developable Site Area (ha): | 0.32 | Reason for discounted areas: | | |
| Potential Yield: | 14 | Typology: | 20 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site occupied by other uses. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS43 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South of 38 Chalklands, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 100 | |
| Developable Site Area (ha): | 0.63 | Reason for discounted areas: | | |
| Potential Yield: | 12 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Protected Trees along the eastern boundary reference TPO/0221/126 and to the south west TPO/2002/066, may contain veteran trees | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Possible ransom strip. Right of way over the land. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|---|--------------------|
| SHELAA Reference: CFS44 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of Cranham Road, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 74 | |
| Developable Site Area (ha): | 9.73 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 33 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Site is adjacent to Drakes Lane Industrial Park. TPO 2003/076 partly within the site Sand and gravel extraction in 2000, now a pond, no receptors. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | Permission 21/00450/REM granted. Awaiting start on site | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS45 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Larmar Engineering Co Ltd, Main Road, Margaretting, Ingatestone, Essex, CM4 9JD | | | |
| Parish: | Margaretting | Total Score: | 91 | |
| Developable Site Area (ha): | 1.19 | Reason for discounted areas: | | |
| Potential Yield: | 27 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to a conservation area. 4 trees protected under TPO/2004/044. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS46 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | 67 Peartree Lane, Bicknacre, Chelmsford, Essex, CM3 4LS | | | |
| Parish: | Bicknacre | Total Score: | 101 | |
| Developable Site Area (ha): | 0.43 | Reason for discounted areas: | | |
| Potential Yield: | 10 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Private 7m wide driveway from adopted road. TPO 2000/32 within 15m of the site, may contain veteran trees | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS47 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land at Junction of Woodhill Road and Hulls Lane, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 111 | |
| Developable Site Area (ha): | 1.11 | Reason for discounted areas: | | |
| Potential Yield: | 25 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS48 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of Myjoy, Woodhill Road, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 106 | |
| Developable Site Area (ha): | 0.36 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: CFS50 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land East of Premier Lodge Hotel, Main Road, Boreham, Chelmsford, Essex | | | |
| Parish: | Boreham | Total Score: | 93 | |
| Developable Site Area (ha): | 3.07 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 32 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Within range of proposed rail station & bus stops. Access is available from Main Road. Adjacent to a Registered Park and Garden. TPO 2014/001 adjoins the site to the west, may contain veteran trees | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Possible ransom strip. Other developments may have right of way over the land. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS51 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Field OS Ref 4730, The Chase, Boreham, Chelmsford, Essex | | | |
| Parish: | Boreham | Total Score: | 112 | |
| Developable Site Area (ha): | 1.42 | Reason for discounted areas: | | |
| Potential Yield: | 32 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Access is available from residential development (The Chase). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS52 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Briars Farm, Main Road, Boreham, Chelmsford, Essex, CM3 3AD | | | |
| Parish: | Boreham | Total Score: | 107 | |
| Developable Site Area (ha): | 21.97 | Reason for discounted areas: | | |
| Potential Yield: | 377 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. An access track to the north of the site provides access from Main Road, Boreham. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|-------------------------------|--------------------|
| SHELAA Reference: CFS53 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of Cricketers Close, Broomfield, Chelmsford | | | |
| Parish: | Broomfield | Total Score: | 84 | |
| Developable Site Area (ha): | 14.596 | Reason for discounted areas: | Gas Pipe and Buffer (0.046ha) | |
| Potential Yield: | 250 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 0 | Site is thought to contain one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 1 | 25%-50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Potential access off White Mead. Adjacent to buildings of local value. Archaeology Ref: ARCSIT/1880 on site. 0.438ha protected by TPO/2001/037. Handful of trees protected under TPO/2011/015, TPO/2011/016, TPO/1999/0 | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|---|--------------------|
| SHELAA Reference: CFS54 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land at Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex | | | |
| Parish: | Boreham | Total Score: | 79 | |
| Developable Site Area (ha): | 84.278 | Reason for discounted areas: | Gas pipe and Buffer (0.363ha), Electricity line (0.069ha) | |
| Potential Yield: | 1321 | Typology: | 26 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 1 | 25%-50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Within range of proposed rail station & bus stops. Access available from roundabout at Boreham interchange. Cycle Route 9 begins adjacent to Northern boundary of site. Adjacent to Grade 2 listed building. Partially within a conservation ar | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | 22/02270/FUL received, yet to be determined | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: CFS55 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land East and West of the A12, North West of Howe Green, Sandon, Chelmsford, Essex | | | |
| Parish: | Great Baddow | Total Score: | 76 | |
| Developable Site Area (ha): | 88.85 | Reason for discounted areas: | Gas pipe and Buffer (0.036ha), Electricity line (0.444ha) | |
| Potential Yield: | 0 | Typology: | 32+33+34 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Grade 2 listed building within site. Adjacent to buildings of local value. 18.19ha LoWS, various trees protected by TPO/2024/0114 throughout the sitePriority 4 small unknown infill: 1583; Priority 4 small unknown in | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

| SHELAA Reference: CFS56 | | RAG Rating: | Amber | 16 Oct 2024 |
|-----------------------------------|--|---|------------------------------|---------------|
| Site Address: | Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 100 | |
| Developable Site Area (ha): | 18.44 | Reason for discounted areas: | | |
| Potential Yield: | 316 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Existing informal access off Cherry Garden Lane. 0.047ha protected under TPO/2007/046, also groups of trees protected by TPO/2008/43 and TPO/2008/44 on the north western boundary | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS58 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of Little Fields and North of Maldon Road, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 99 | |
| Developable Site Area (ha): | 6.7 | Reason for discounted areas: | | |
| Potential Yield: | 115 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Existing informal access off Runsell Lane. A row of trees on the north west boundary protected under TPO/2004/016. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS59 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Field Adjacent Lionfield Cottages, Main Road, Boreham, Chelmsford, Essex | | | |
| Parish: | Boreham | Total Score: | 105 | |
| Developable Site Area (ha): | 7.108 | Reason for discounted areas: | Electricity lines (0.022ha) | |
| Potential Yield: | 122 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | 23/00168/FUL received, yet to be determined | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS63 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East and West of Beehive Lane, Great Baddow, Chelmsford, Essex | | | |
| Parish: | Great Baddow | Total Score: | 95 | |
| Developable Site Area (ha): | 24.8 | Reason for discounted areas: | | |
| Potential Yield: | 425 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building. A tree belt on the boundary to the north of the eastern parcel protected by TPO/2004/007, may contain veteran trees | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS64 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Field at Junction of Main Road and Hoe Lane, Rettendon, Chelmsford, Essex | | | |
| Parish: | Rettendon | Total Score: | 93 | |
| Developable Site Area (ha): | 14.05 | Reason for discounted areas: | | |
| Potential Yield: | 241 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. The site has at least two vehicle access points from both Hoe Lane and Main Road. Tree protected by TPO 2006/08 on the southern boundary, may be a veteran tree | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 0 | Known to be in particularly complex/multiple ownership | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Freehold out of promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS66 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land At Runwell House, Runwell Road, Runwell, Wickford, Essex | | | |
| Parish: | Runwell | Total Score: | 99 | |
| Developable Site Area (ha): | 0.37 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Direct existing access from Runwell Road. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS67 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Allotment Gardens, Runwell Road, Runwell, Wickford, Essex | | | |
| Parish: | Runwell | Total Score: | 89 | |
| Developable Site Area (ha): | 6.89 | Reason for discounted areas: | | |
| Potential Yield: | 118 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments. Trees protected by TPO/2002/031 adjacent north west boundary and within 15m of the boundary, might be veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 0 | Site faces known legal issues | | |
| Planning Permission or Allocation | Approx 1.77ha of site is an allotment garden which is not available for development | | | |
| Comments on Availability | Partially an allotment site. Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS68 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land West of 7 Abbey Fields, Chelmsford | | | |
| Parish: | East Hanningfield | Total Score: | 105 | |
| Developable Site Area (ha): | 0.84 | Reason for discounted areas: | | |
| Potential Yield: | 19 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS69 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Bromley Lodge, Tileworks Lane, Rettendon Common, Chelmsford, Essex, CM3 8HB | | | |
| Parish: | East Hanningfield | Total Score: | 99 | |
| Developable Site Area (ha): | 0.9 | Reason for discounted areas: | | |
| Potential Yield: | 20 | Typology: | 8 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Historic Landfill: EAHLD01182 covers Northern area of site. ECC Contaminated Land, Glass/Brick/Tile manufacture: CHL126. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS70 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land At Green Lane, Roxwell, Chelmsford, Essex | | | |
| Parish: | Roxwell | Total Score: | 103 | |
| Developable Site Area (ha): | 1.08 | Reason for discounted areas: | | |
| Potential Yield: | 24 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Existing fields access from Green Lane. 3 trees protected under TPO/2007/005 just outside north eastern boundary, might be veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS71 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East of Rignals Lane, Galleywood, Chelmsford, Essex | | | |
| Parish: | Galleywood | Total Score: | 109 | |
| Developable Site Area (ha): | 15.43 | Reason for discounted areas: | | |
| Potential Yield: | 265 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS72 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of the Weir and West of Brook Hill, Little Waltham, Chelmsford | | | |
| Parish: | Little Waltham | Total Score: | 97 | |
| Developable Site Area (ha): | 1.7 | Reason for discounted areas: | | |
| Potential Yield: | 38 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access could be provided from Brook Hill. Within conservation area. Natural Green Space (Limited Access). 1 tree protected under TPO/2017/022 and another on the northern boundary protected by TPO/2006/057 | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|---|--------------------|
| SHELAA Reference: CFS73 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East and West of A1114 and North and South of the A12, Great Baddow and Galleywood, Chelmsford, Essex | | | |
| Parish: | Galleywood | Total Score: | 86 | |
| Developable Site Area (ha): | 44.02 | Reason for discounted areas: | Gas pipe and Buffer (2.24ha) | |
| Potential Yield: | 539 | Typology: | 27 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 0 | Site contains one or more non-designated heritage assets | | |
| Archaeological Assets | 3 | Site is thought to be adjacent to one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Vehicle access from A1114, A12, A130, Church Street and West Hanningfield Road. Part of building of local value. Natural Green Space (Limited Access). 0.05ha and a number of trees protected under TPO/2012/01 | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS74 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South East of 42 Church Hill, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 91 | |
| Developable Site Area (ha): | 1.5 | Reason for discounted areas: | | |
| Potential Yield: | 34 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Access to the site is available from Brook Hill. Adjacent to Grade 2 listed building. Overlaps a conservation area. Natural Green Space (Limited Access). 0.259ha protected under TPO/2016/017. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Entire site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS78 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Staceys, School Lane, Broomfield, Chelmsford, Essex, CM1 7HF | | | |
| Parish: | Broomfield | Total Score: | 98 | |
| Developable Site Area (ha): | 48.79 | Reason for discounted areas: | | |
| Potential Yield: | 765 | Typology: | 26 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. Access both vehicular and pedestrian available from School Lane and Hollow Lane. Grade 2 listed buildings within site. Adjacent to buildings of local value. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS79 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Montpelier Farm, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PG | | | |
| Parish: | Little Waltham | Total Score: | 101 | |
| Developable Site Area (ha): | 12.25 | Reason for discounted areas: | | |
| Potential Yield: | 210 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 0 | Site is thought to contain one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. Access to Blasford Hill, Little Waltham. 1 tree protected under TPO/2001/040 inside the boundary and a group of trees protected by the same TPO adjacent to the site. This group of trees may contain veteran trees. Contamin | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS8. See 20/00001/MAS, 20/02064/OUT, 21/00881/FUL | | | |
| Comments on Availability | Entire site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS80 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South West of 217 Chignal Road, Chignal Smealy, Chelmsford, Essex | | | |
| Parish: | Chignal | Total Score: | 108 | |
| Developable Site Area (ha): | 0.65 | Reason for discounted areas: | | |
| Potential Yield: | 12 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Access from Chignal Road and Mashbury Road. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Bethel Baptist Church on site. Right of access required to maintain drainage. Site currently in use for other purpose. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS82 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land South West of Bethel Baptist Church, Chignal Road, Chignal Smealy, Chelmsford, Essex | | | |
| Parish: | Chelmsford | Total Score: | 114 | |
| Developable Site Area (ha): | 1.81 | Reason for discounted areas: | | |
| Potential Yield: | 41 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Vehiculare access available from Chignal Road. Adjacent to Grade 2 listed building. Group of trees protected by TPO/2004/045 in the southern part of the site and a single tree protected by TPO/2016/025 on the | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: CFS83 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East and West of the A12 and North and South of the A414, Great Baddow and Sandon, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 84 | |
| Developable Site Area (ha): | 493.204 | Reason for discounted areas: | Electricity line (0.836ha), Gas pipeline (0.2ha) | |
| Potential Yield: | 6905 | Typology: | 23 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 0 | Site is thought to contain one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 1 | 25%-50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Within range of Sandon P&R and bus stops. Possible connection to Maldon Road. Grade 2 listed building within site. Overlaps conservation area. Adjacent to buildings of local value. Protected lane within site. 10.284ha protected under TPO/2 | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Multiple ownership though promoter has option to purchase remaining area. Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS84 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East of Two Wishes, Lynfords Drive, Runwell, Wickford, Essex | | | |
| Parish: | Runwell | Total Score: | 93 | |
| Developable Site Area (ha): | 0.44 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Group of trees and a single tree protected by TPO/2006/072 adjacent boundary to the north and a small sliver within the site. Also tree belt to the east within 15m protected by TPO/2009/036. These TPOs may contain veteran trees. Contaminate | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS85 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex | | | |
| Parish: | Runwell | Total Score: | 100 | |
| Developable Site Area (ha): | 0.66 | Reason for discounted areas: | | |
| Potential Yield: | 13 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access. Tree belt just over 15m to the east of the site protected by TPO/2009/36, may contain veteran trees | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS86 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land At Green Acres, Runwell Chase, Runwell, Wickford, Essex | | | |
| Parish: | Runwell | Total Score: | 103 | |
| Developable Site Area (ha): | 0.32 | Reason for discounted areas: | | |
| Potential Yield: | 14 | Typology: | 20 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access. Tree belt just over 15m to the east of the site protected by TPO/2009/36, may contain veteran trees | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS88 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Site At Fenn Roundabout, Burnham Road, South Woodham Ferrers, Chelmsford | | | |
| Parish: | South Woodham Ferrers | Total Score: | 89 | |
| Developable Site Area (ha): | 1.05 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 34 | |
| Proposed Use: | Employment | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 4 | Site has direct access to or is adjacent to a primary road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 3 | Site is thought to be adjacent to one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Archaeological survey carried out indicates potential for assets on site. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Operational requirements on site from UKPN. Right of access required to maintain electrics. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS90 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land at 87 Main Road, Great Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 106 | |
| Developable Site Area (ha): | 0.92 | Reason for discounted areas: | | |
| Potential Yield: | 21 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Site has highway frontage. 0.104ha and individual trees protected under TPO/2003/098. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|---|--------------------|
| SHELAA Reference: CFS91 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of Drakes Farm, Drakes Lane, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 83 | |
| Developable Site Area (ha): | 2.12 | Reason for discounted areas: | | |
| Potential Yield: | 42 | Typology: | 3+32+33+34 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Overlaps Drakes Lane employment area. Access to adjacent employment site, and has frontage onto Drakes Lane. 1.51ha protected under TPO/2003/076. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS92 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South of 4 Glenside Parsonage Lane, Margaretting, Ingatestone, Essex | | | |
| Parish: | Margaretting | Total Score: | 89 | |
| Developable Site Area (ha): | 3.09 | Reason for discounted areas: | | |
| Potential Yield: | 61 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Possible access from Parsonage Lane. Adjacent to conservation area. 0.159ha protected under TPO/2016/036. Priority 4 contaminated land SOPC000716 adjacent to northern boundary of the site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS93 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land West of Back Lane and West of Playing Fields, East of Ford End, Ford End, Chelmsford | | | |
| Parish: | Great Waltham | Total Score: | 109 | |
| Developable Site Area (ha): | 5.7 | Reason for discounted areas: | | |
| Potential Yield: | 98 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|---|--------------------|
| SHELAA Reference: CFS94 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield, Chelmsford Essex | | | |
| Parish: | Broomfield | Total Score: | 81 | |
| Developable Site Area (ha): | 154.3 | Reason for discounted areas: | | |
| Potential Yield: | 2160 | Typology: | 23 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. Overlaps Mid-Essex gravel site. Within range of Chelmer Valley P&R and bus stops. Grade 2 listed buildings within site. Natural Green Space (Limited Access). 7.58ha protected under TPO/2017/013, TPO/2006/017, TPO/2002/010, TPO/2003/007; | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS, 22/01950/OUT | | | |
| Comments on Availability | Part of site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS95 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Wood Farm, Stock Road, Galleywood, Chelmsford, Essex, CM2 8JU | | | |
| Parish: | Galleywood | Total Score: | 93 | |
| Developable Site Area (ha): | 32.97 | Reason for discounted areas: | | |
| Potential Yield: | 404 | Typology: | 27 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Priority 4 contaminated land: SOPC000810. Historic landfill: EAHL34696. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Potential issues with site access. Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS96 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South East of Glebe Farm, Stock Road, Galleywood, Chelmsford, Essex | | | |
| Parish: | Galleywood | Total Score: | 101 | |
| Developable Site Area (ha): | 18.9 | Reason for discounted areas: | | |
| Potential Yield: | 324 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Within 100m of Galleywood Common (LoWS) and Local Nature Reserve. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS97 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South of A12 and East of Stock Road, Galleywood, Chelmsford, Essex | | | |
| Parish: | Galleywood | Total Score: | 98 | |
| Developable Site Area (ha): | 7.12 | Reason for discounted areas: | Gas pipe and Buffer (1.08ha) | |
| Potential Yield: | 122 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Informal access off Bakers Lane. 1.17ha protected under TPO/2006/022 on the boundary of the site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS98 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Site South of Woodhouse Lane and East of North Court Road, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Broomfield | Total Score: | 111 | |
| Developable Site Area (ha): | 1.7 | Reason for discounted areas: | | |
| Potential Yield: | 38 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. 0.08ha protected under TPO/2005/051. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|------------------------------|--------------------|
| SHELAA Reference: CFS99 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South of A414 and North of Sandon Village, Maldon Road, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 102 | |
| Developable Site Area (ha): | 33 | Reason for discounted areas: | Electricity line (0.18ha) | |
| Potential Yield: | 404 | Typology: | 27 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. Within range of Sandon P&R and bus stops. Adjacent to Grade 2 listed building. Adjacent to conservation area. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS101 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North West of Park and Ride Terminus, Woodhill Road, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 94 | |
| Developable Site Area (ha): | 13.44 | Reason for discounted areas: | Electricity line (0.06ha) | |
| Potential Yield: | 230 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 0 | Site is thought to contain one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. Within range of Sandon P&R and bus stops. Informal access exists off Maldon Road. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS3. See 22/00916/OUT | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Overhead electric supply cables run through the site. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|---|--------------------|
| SHELAA Reference: CFS102 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land at Garage Block and West of 5 to 11 Cards Road, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 99 | |
| Developable Site Area (ha): | 8.82 | Reason for discounted areas: | Electricity line (0.02ha), Gas pipe and Buffer (0.37ha) | |
| Potential Yield: | 151 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/2000/056. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS103 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of The Willows, East Hanningfield Road, Rettendon, Chelmsford, Essex | | | |
| Parish: | Rettendon | Total Score: | 108 | |
| Developable Site Area (ha): | 0.73 | Reason for discounted areas: | | |
| Potential Yield: | 14 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Within 100m of The Willows (LoWS). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS104 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex, CM3 4EX | | | |
| Parish: | Bicknacre | Total Score: | 101 | |
| Developable Site Area (ha): | 5.26 | Reason for discounted areas: | | |
| Potential Yield: | 90 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Access off of Main Road. 0.142ha protected under TPO/2006/001, TPO/2016/006.ECC contaminated land: CHL349. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS107 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South East of the Yard, Old Bell Lane, Rettendon, Chelmsford, Essex | | | |
| Parish: | Rettendon | Total Score: | 113 | |
| Developable Site Area (ha): | 0.99 | Reason for discounted areas: | | |
| Potential Yield: | 22 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|----|------------------------------|--------------|
| SHELAA Reference: CFS108 | | RAG Rating: Red | | 16 Oct 2024 | |
| Site Address: | Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex | | | | |
| Parish: | Highwood | Total Score: | 94 | | |
| Developable Site Area (ha): | 5.06 | Reason for discounted areas: | | | |
| Potential Yield: | 87 | Typology: | 2 | | |
| Proposed Use: | Residential | Comments on the size of site: | | | |
| Suitability Criteria: | | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | | |
| Strategic Road Access | N/A | | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Access off of Highwood Road. Within 100m of St Paul Highwood Churchyard (LoWS). | | | | |
| Availability Criteria: | | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | | |
| Land Condition | 5 | Vacant land & buildings | | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | | |
| Planning Permission or Allocation | N/A | | | | |
| Comments on Availability | | | | | |
| Achievability Criteria: | | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | | |
| Timescale for Deliverability | 5 | Up to 5 years | | | |
| Comments on Achievability | | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS109 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex | | | |
| Parish: | Highwood | Total Score: | 93 | |
| Developable Site Area (ha): | 2.1 | Reason for discounted areas: | | |
| Potential Yield: | 41 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS110 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex | | | |
| Parish: | Highwood | Total Score: | 91 | |
| Developable Site Area (ha): | 5.3 | Reason for discounted areas: | | |
| Potential Yield: | 91 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Access from Kings Court Farm. Adjacent to Grade 2 listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS111 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North of Hawkin Smiths Farmhouse, Wyses Road, Highwood, Chelmsford, Essex | | | |
| Parish: | Highwood | Total Score: | 100 | |
| Developable Site Area (ha): | 0.57 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS112 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North West of Mapletree Works, Brook Lane, Galleywood, Chelmsford | | | |
| Parish: | Galleywood | Total Score: | 102 | |
| Developable Site Area (ha): | 4.88 | Reason for discounted areas: | | |
| Potential Yield: | 84 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Possible ransom strip. Overhead electric supply cables run through the site. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS113 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North East of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex | | | |
| Parish: | Writtle | Total Score: | 101 | |
| Developable Site Area (ha): | 16.47 | Reason for discounted areas: | | |
| Potential Yield: | 282 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Adjacent to landscape of local interest. TPO/2008/054 east of site on boundary. Part of site lies within Writtle Bridge Meadows (LoWS). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Possible ransom strip. Access to site limits development potential. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS114 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Southfields, School Road, Good Easter, Chelmsford, Essex, CM1 4RT | | | |
| Parish: | Good Easter | Total Score: | 110 | |
| Developable Site Area (ha): | 0.62 | Reason for discounted areas: | | |
| Potential Yield: | 12 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purpose. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS116 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of 1-15 Millfields, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 102 | |
| Developable Site Area (ha): | 3.35 | Reason for discounted areas: | | |
| Potential Yield: | 66 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. Vehicle and Pedestrian access from Mill Lane. Row of trees north of site within 15m protected by TPO/2004/030 and TP/2002/025, some of which may be veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|--|--------------------|
| SHELAA Reference: CFS117 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | BAE Works, West Hanningfield Road, Great Baddow, Chelmsford | | | |
| Parish: | Great Baddow | Total Score: | 77 | |
| Developable Site Area (ha): | 17.04 | Reason for discounted areas: | Electricity substation (0.14ha), Sewage pumping station (0.05ha) | |
| Potential Yield: | 292 | Typology: | 1+32+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 0 | Site contains one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. All via West Hanningfield Road at present. Cycle Route 14 runs along Northern boundary of site. Grade 2 listed building and local listed building within site. Part of building of local value. Outdoor Sports and Na | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Land lease agreement currently in place. Part of site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS119 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of the Crescent, Little Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 104 | |
| Developable Site Area (ha): | 5.37 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 32+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. The site can be accessed from Braintree Road (A131) and The Crescent. Group of trees protected by TPO/2013/008 within 15 m of the site to the north. Some of the trees may be veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|----------------------------------|--------------------|
| SHELAA Reference: CFS120 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North West of Longlands Farm, Boreham Road, Great Leighs, Chelmsford | | | |
| Parish: | Great Leighs | Total Score: | 99 | |
| Developable Site Area (ha): | 11.976 | Reason for discounted areas: | Sewage Pumping Station (0.004ha) | |
| Potential Yield: | 205 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LoWS) adjacent. Sandylay and Mooas Wood Ancient Woodland ad | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|---|--------------------|
| SHELAA Reference: CFS121 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Ash Tree House, Boyton Cross, Roxwell, Chelmsford, Essex, CM1 4LP | | | |
| Parish: | Roxwell | Total Score: | 94 | |
| Developable Site Area (ha): | 4 | Reason for discounted areas: | Oil pipe (0.04ha) | |
| Potential Yield: | 0 | Typology: | 32+33+34 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 4 | Site has direct access to or is adjacent to a primary road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Priority 3 contaminated land: SOPC000835, SOPC000836. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Part of site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS122 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 98 | |
| Developable Site Area (ha): | 9.21 | Reason for discounted areas: | | |
| Potential Yield: | 158 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access from Essex Regiment Way roundabout. Tree belt on the boundary to the west protected under TPO/2016/017. This may contain veteran trees.Site adjacent to historic landfill: EAHL34697. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS123 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South East of Little Belsteads, Back Lane, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 98 | |
| Developable Site Area (ha): | 2.15 | Reason for discounted areas: | | |
| Potential Yield: | 42 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Access to Chelmer Valley P&R. Vehicular access available from Back Lane. Priority 2 contaminated land SOPC000840. Historic landfill: EAHLD01001. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|------------------------------|--------------------|
| SHELAA Reference: CFS124 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Broomfield | Total Score: | 82 | |
| Developable Site Area (ha): | 7.2 | Reason for discounted areas: | | |
| Potential Yield: | 123 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Vehicular access from Essex Regiment Way. Natural Green Space (Limited Access). Wholly covered by TPO (7.16ha) under TPO/2006/017; 2.57ha LoWS; 2ha Essex Wildlife Trust Nature Reserve. Contaminated land SOPC000527, CHL418. Historic landfill | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|------------------------------|--------------------|
| SHELAA Reference: CFS125 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of Cranham Road, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 91 | |
| Developable Site Area (ha): | 9.78 | Reason for discounted areas: | | |
| Potential Yield: | 168 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Existing vehicular access from Drakes Lane and Cranham Road. Trees covered by TPO/2003/076 within the site boundary. Contaminated land: SOPC00463, SOPC000240. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS126 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Brookmans Farm, Back Lane, Stock, Ingatestone, CM4 9DD | | | |
| Parish: | Stock | Total Score: | 99 | |
| Developable Site Area (ha): | 0.6 | Reason for discounted areas: | | |
| Potential Yield: | 12 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Site is currently accessed directly from Back Lane. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 0 | Known to be in particularly complex/multiple ownership | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS127 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South of Brookmans Farm, Back Lane, Stock, Ingatestone | | | |
| Parish: | Stock | Total Score: | 101 | |
| Developable Site Area (ha): | 1.8 | Reason for discounted areas: | | |
| Potential Yield: | 40 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Site within 15m of a tree belt covered by TPO/2001/068 which may contain veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS129 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South of Writtle and North of the A141, Writtle, Chelmsford, Essex | | | |
| Parish: | Writtle | Total Score: | 85 | |
| Developable Site Area (ha): | 56.5 | Reason for discounted areas: | | |
| Potential Yield: | 886 | Typology: | 26 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access from the Lodge Road or Margaretting Road or Paradise Road. Park and Recreation Ground. Trees protected by TPO /2002/077 and TPO/2002/103 are located within 15m to the north of the site on Lodge Roa | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Part of the site is currently in use for other purposes. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS130 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South and South East of East Hanningfield Village, East Hanningfield, Chelmsford, Essex | | | |
| Parish: | East Hanningfield | Total Score: | 102 | |
| Developable Site Area (ha): | 59.051 | Reason for discounted areas: | Gas pipe and Buffer (2.139ha) | |
| Potential Yield: | 926 | Typology: | 26 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicle and cycle access from Main Road, Creephedge Lane and Old Church Road. 2.085ha protected under TPO/1975/039, TPO/2016/016, TPO/1984/019. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS131 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North and South of East Hanningfield Road, South and East of Howe Green, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 101 | |
| Developable Site Area (ha): | 72.16 | Reason for discounted areas: | Gas pipe and Buffer (2.26ha) | |
| Potential Yield: | 1131 | Typology: | 26 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicle access from East Hanningfield Road, Southend Road, Southlands Chase and Butts Green Road. 0.01ha and handful of trees protected under TPO/2001/126. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS132 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land surrounding Highlands Farm East and West of Southend Road, East Hanningfield, Chelmsford, Essex | | | |
| Parish: | East Hanningfield | Total Score: | 94 | |
| Developable Site Area (ha): | 145.62 | Reason for discounted areas: | | |
| Potential Yield: | 4077 | Typology: | 24 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Vehicle access from Main Road. Grade 2 listed building within site. Within 100m of Plough and Sail Meadows (LoWS). Southern end of tree belt protected by TPO/2014/014 just reaches inside the northern part of the site. Three areas of Priors | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS133 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South of 720 Galleywood Road, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 105 | |
| Developable Site Area (ha): | 0.11 | Reason for discounted areas: | | |
| Potential Yield: | 3 | Typology: | 19+32+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Current size of site is not suitable for large scale industrial use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 2 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Vehicular access from Galleywood Road. Group of trees protected by TPO/1985/020 within 15m to the south of the site. It may contain veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS134 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South West of Silverwood, South Hanningfield Road, Rettendon, Chelmsford | | | |
| Parish: | Rettendon | Total Score: | 110 | |
| Developable Site Area (ha): | 0.24 | Reason for discounted areas: | | |
| Potential Yield: | 7 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS135 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land north of The Old Coal Yard, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Broomfield | Total Score: | 89 | |
| Developable Site Area (ha): | 0.38 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 32 | |
| Proposed Use: | Employment | Comments on the size of site: | Current size of site is not suitable for large scale industrial use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Existing vehicular access from Little Waltham Road. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS136 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land south of Cob Cottage, Church Road, West Hanningfield, Chelmsford, Essex | | | |
| Parish: | West Hanningfield | Total Score: | 92 | |
| Developable Site Area (ha): | 1.6 | Reason for discounted areas: | | |
| Potential Yield: | 36 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. No vehicular access at present. Tree protected by TPO/1975/029 within 15m of the north western boundary of the site. This might be a veteran tree. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|---|--------------------|
| SHELAA Reference: CFS137 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land West of Farrow Road, Chelmsford, Essex | | | |
| Parish: | Chelmsford | Total Score: | 88 | |
| Developable Site Area (ha): | 3.67 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 34 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. Adjacent to Widford Industrial Estate. In range of bus stops. Vehicular access from Rodney Way. Priority 4 contaminated land prchl13. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS138 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of Hallfield House, Back Lane, Little Waltham, Chelmsford | | | |
| Parish: | Little Waltham | Total Score: | 99 | |
| Developable Site Area (ha): | 3.28 | Reason for discounted areas: | | |
| Potential Yield: | 64 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Adjacent to conservation area. Group of trees protected by TPO/2007/142 located within 15m to the west of the site. It may contain veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|---|--------------------|
| SHELAA Reference: CFS139 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Boreham Airfield, Waltham Road, Boreham, Chelmsford | | | |
| Parish: | Boreham | Total Score: | 93 | |
| Developable Site Area (ha): | 474.736 | Reason for discounted areas: | Electricity line (0.664ha) | |
| Potential Yield: | 6646 | Typology: | 23 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS | | | |
| Comments on Availability | A safeguarded corridor runs north/south through the site which is allocated for the future North East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS140 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South East of Merefields, Main Road, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 101 | |
| Developable Site Area (ha): | 13.74 | Reason for discounted areas: | | |
| Potential Yield: | 236 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Existing Footpaths access via roads and existing gates. Natural Green Space (Limited Access). Area adjacent protected under TPO/2005/018, may contain veteran trees, and adjacent Chelmer Mosaic (LoWS). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS141 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North West of the Crescent, Little Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 104 | |
| Developable Site Area (ha): | 2.98 | Reason for discounted areas: | | |
| Potential Yield: | 58 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Adjacent Orchid Meadow (LoWS). Adjoins Priority 1 contaminated site: SOPC000233 - former gravel pit. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS142 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North of Lammas Cottage, High Street, Stock | | | |
| Parish: | Stock | Total Score: | 96 | |
| Developable Site Area (ha): | 1.2 | Reason for discounted areas: | Oil pipe (0.02ha) | |
| Potential Yield: | 27 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access is available off Fosters Close and Stock Road. Adjacent to Grade 2 listed building. Partially within a conservation area. TPO/2001/068 and TPO/1990/006. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Pipeline runs through the site which requires a 6 metre easement to be undeveloped. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|------------------------------|--------------------|
| SHELAA Reference: CFS143 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land at Seven Ash Green | | | |
| Parish: | Chelmsford | Total Score: | 93 | |
| Developable Site Area (ha): | 6.79 | Reason for discounted areas: | | |
| Potential Yield: | 116 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Accessible Natural Green Space. TPO/2012/003 and Chelmer Valley Riverside (LoWS) both on boundary of the site. Priority 2 contaminated land SOPC000221 on portion of site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS144 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of St Marys Church, Church Road, Little Baddow, Chelmsford, Essex | | | |
| Parish: | Little Baddow | Total Score: | 104 | |
| Developable Site Area (ha): | 0.38 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Existing access from Church Lane. Adjacent to Grade I Listed Building. Adjacent to a Protected Lane. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS145 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land East of Plantation Road and West of Church Road, Boreham, Chelmsford, Essex | | | |
| Parish: | Boreham | Total Score: | 110 | |
| Developable Site Area (ha): | 18.06 | Reason for discounted areas: | | |
| Potential Yield: | 310 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Access via Orchard Way. Trees protected by TPO/1998/018 within 15m of the south west of the site. Some may be veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS146 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of Bowen House, Wheelers Hill, Little Watham, Chelmsford, Essex | | | |
| Parish: | Little Watham | Total Score: | 102 | |
| Developable Site Area (ha): | 1.03 | Reason for discounted areas: | | |
| Potential Yield: | 23 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Existing field access from Plantation Road. Outdoor Sports (Private). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS147 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land at and West of 71 School Road, Downham, Billericay, Essex | | | |
| Parish: | South Hanningfield | Total Score: | 101 | |
| Developable Site Area (ha): | 7.19 | Reason for discounted areas: | | |
| Potential Yield: | 123 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Handful of trees protected under TPO/2005/030 on boundary. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Small section of the site is on a long term lease as a car park. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS148 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of Cuton Hall Lane, Chelmer Village, Springfield, Chelmsford, Essex | | | |
| Parish: | Springfield | Total Score: | 97 | |
| Developable Site Area (ha): | 1.77 | Reason for discounted areas: | | |
| Potential Yield: | 40 | Typology: | 3+32+33+34 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Accessible Natural Green Space. 2 protected trees under TPO/2004/010 on site and also a tree belt adjacent the site to the south east. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site in use for other purposes. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS149 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North East of Mole Cottage, London Road, Chelmsford, Essex | | | |
| Parish: | Margaretting | Total Score: | 86 | |
| Developable Site Area (ha): | 0.4 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 32 | |
| Proposed Use: | Employment | Comments on the size of site: | Current size of site is not suitable for large scale industrial use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Existing vehicular access is available directly from the A1016. Within 100m of Hylands Park (LoWS). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes | | | |
| Achievability Criteria: | | | Achievability Rating: | Amber |
| Viability | 0 | Development is likely unviable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS150 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North East of Berwyn, Maldon Road, Margetting, Ingatestone, Essex | | | |
| Parish: | Margaretting | Total Score: | 96 | |
| Developable Site Area (ha): | 3.5 | Reason for discounted areas: | | |
| Potential Yield: | 69 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access off both Roman Road and Maldon Road. 7 trees protected under TPO/2004/043. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS151 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land South and East of Springwood, Mashbury Road, Chignal St James, Chelmsford, Essex | | | |
| Parish: | Chignal | Total Score: | 114 | |
| Developable Site Area (ha): | 0.3 | Reason for discounted areas: | | |
| Potential Yield: | 9 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Adjacent to buildings of local value. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS152 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of Ash Tree House, Boyton Cross, Roxwell | | | |
| Parish: | Roxwell | Total Score: | 106 | |
| Developable Site Area (ha): | 2.59 | Reason for discounted areas: | | |
| Potential Yield: | 51 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Priority 3 contaminated land adjacent to the south SOPC000836. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|---|--------------------|
| SHELAA Reference: CFS153 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | 206 and 208 Main Road, Broomfield, Chelmsford, Essex, CM1 7AJ | | | |
| Parish: | Broomfield | Total Score: | 81 | |
| Developable Site Area (ha): | 0.4 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 31 | |
| Proposed Use: | Employment | Comments on the size of site: | Current size of site is not suitable for large scale industrial use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 2 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Existing vehicular access available from B1008. Adjacent to Grade 2 listed building. Adjacent to buildings of local value. 0.008ha protected under TPO/2001/055. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS154 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of Broomfield Library, 180 Main Road, Broomfield, Chelmsford, Essex | | | |
| Parish: | Broomfield | Total Score: | 104 | |
| Developable Site Area (ha): | 0.44 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Existing vehicular access available from B1008. Adjacent to buildings of local value. 0.063ha protected under TPO/2001/055. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS155 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of Nurses Cottage, North Hill, Little Baddow, Chelmsford, Essex | | | |
| Parish: | Little Baddow | Total Score: | 103 | |
| Developable Site Area (ha): | 0.88 | Reason for discounted areas: | | |
| Potential Yield: | 20 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Wholly covered by TPO (0.88ha) under TPO/2003/088 and within 100m of Heather Hills (LoWS) and Essex Wildlife Nature Reserve. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS156 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land South West of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford | | | |
| Parish: | Broomfield | Total Score: | 100 | |
| Developable Site Area (ha): | 9.8 | Reason for discounted areas: | | |
| Potential Yield: | 168 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Access both vehicular and pedestrian available from School Lane and Hollow Lane. Tree protected by TPO/1986/025, TPO/2003/004 and TPO/2202/020 all on the boundary of the site. They may be veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS158 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land South of St Annes, Priory Road, Bicknacre | | | |
| Parish: | Bicknacre | Total Score: | 111 | |
| Developable Site Area (ha): | 17.99 | Reason for discounted areas: | | |
| Potential Yield: | 309 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road. Trees protected by TPO/2003/057 within 15m of the south east boundary of the site. Also trees protected by TPO/2006/045, TPO/2003/057 and TPO/1987/008 within 15m of the site | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: CFS159 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Field South of Jubilee Rise, Danbury, Chelmsford | | | |
| Parish: | Danbury | Total Score: | 105 | |
| Developable Site Area (ha): | 1.7 | Reason for discounted areas: | | |
| Potential Yield: | 38 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. The North Eastern boundary abuts Jubilee Rise and the South Western boundary abuts Gay Bower Lane. Adjacent to a Protected Lane. 3 trees protected under TPO/2006/063, Bell Meadow (LoWS) and Hitchcocks Meadow (Essex Wildlife Nature Reserve) | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS162 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Adjacent to Sandpit Cottage, Holybread Lane, Little Baddow, Chelmsford | | | |
| Parish: | Little Baddow | Total Score: | 97 | |
| Developable Site Area (ha): | 1.4 | Reason for discounted areas: | | |
| Potential Yield: | 31 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. 1.02ha protected under TPO/2006/078 and borders Hollybred Wood (LoWS). SOPC000302. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | Permission 22/00945/FUL granted. Forecasted 24/25 | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: CFS163 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land North side of Ladywell Lane, Sandon, Chelmsford | | | |
| Parish: | Sandon | Total Score: | 106 | |
| Developable Site Area (ha): | 0.2 | Reason for discounted areas: | | |
| Potential Yield: | 6 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. 0.027ha protected under TPO/2015/001. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 0 | Known to be in particularly complex/multiple ownership | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: CFS165 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land known as North West Quadrant, West of Avon Road, Chelmsford | | | |
| Parish: | Writtle | Total Score: | 94 | |
| Developable Site Area (ha): | 68.34 | Reason for discounted areas: | | |
| Potential Yield: | 1072 | Typology: | 26 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. Current vehicle access via farm track to the north of junction of Roxwell Road with Lordship Lane. Other Green Space. 0.591ha protected under TPO/1990/024.SOPC000860, SOPC000801. immediately to the north/adjacent the site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: CFS166 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land West of Hanbury Road, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 77 | |
| Developable Site Area (ha): | 4.07 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 32+33+34 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 1 | 25%-50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. Adjacent to Widford Industrial Estate. In range of bus stops. Vehicular access to the site is via Hanbury Road. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site occupied by other uses. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: CFS168 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Hills Yard, Beachs Drive, Chelmsford, CM1 2NJ | | | |
| Parish: | Chelmsford | Total Score: | 101 | |
| Developable Site Area (ha): | 0.855 | Reason for discounted areas: | Sewage Pumping Station (0.035ha) | |
| Potential Yield: | 55 | Typology: | 15 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Tree protected by TPO/2002/120 within 15 m of the site to the east. This might be a veteran tree. Category 2 site 933. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | 23/00116/FUL received, yet to be determined | | | |
| Comments on Availability | Site occupied by other uses. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: CFS172 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South East Of Southlands Cottages, Runwell Road, Runwell, Wickford, Essex | | | |
| Parish: | Rettendon | Total Score: | 98 | |
| Developable Site Area (ha): | 28.73 | Reason for discounted areas: | Electricity line (0.01ha) | |
| Potential Yield: | 352 | Typology: | 27 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access off Runwell Road (A132). 0.591ha protected under TPO/2001/078.Category 4 SOPC000015 to the west of site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS173 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Adjacent Danbury Mission Evangelical Church, Maldon Road, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 95 | |
| Developable Site Area (ha): | 0.45 | Reason for discounted areas: | | |
| Potential Yield: | 15 | Typology: | 30 | |
| Proposed Use: | Residential - Older persons | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. Vehicular access via Medical Centre development. Within conservation area. 0.073ha protected under TPO/2002/064 and site within 100m of Bell Meadow (LoWS) and Hitchcocks Meadow (Essex Wildlife Trust Nature Reserve). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Medical Centre on site Possible ransom strip. Right of way over the land. Site occupied by other users. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS174 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land West Of Byfield House, Stock Road, Stock, Ingatestone, Essex | | | |
| Parish: | Danbury | Total Score: | 106 | |
| Developable Site Area (ha): | 1.68 | Reason for discounted areas: | | |
| Potential Yield: | 38 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicle Access via Stock Road and Crondon Park Lane. TPO/2015/003 adjacent site boundary. This TPO may contain veteran trees. Category 4 site to the east SOPC000205. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

| SHELAA Reference: CFS175 | | RAG Rating: | Red | 16 Oct 2024 |
|-----------------------------------|--|--|------------------------------|--------------|
| Site Address: | Driving Range And Golf Academy, Crondon Park Golf Club, Stock Road, Stock, Ingatestone, Essex, CM4 9DP | | | |
| Parish: | Stock | Total Score: | 88 | |
| Developable Site Area (ha): | 5.81 | Reason for discounted areas: | | |
| Potential Yield: | 100 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Vehicle Access via Crondon Park Lane. Outdoor Sports (Private). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site occupied by other uses. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS176 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Crondon Park Golf Club Barn, Stock Road, Stock, Ingatestone, Essex | | | |
| Parish: | Stock | Total Score: | 76 | |
| Developable Site Area (ha): | 3.88 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | N/A | |
| Proposed Use: | Community Facility | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Vehicle Access via Crondon Park Lane. Grade 2 listed building within site. Outdoor Sports (Private). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site occupied by other uses. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 3 | Development is marginal | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | No evidence of viability provided | | | |

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|-----------------------------------|--|--|-------------------------------|--------------------|
| SHELAA Reference: CFS177 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South And North West Of Lynfords Drive, Runwell, Wickford, Essex | | | |
| Parish: | Runwell | Total Score: | 90 | |
| Developable Site Area (ha): | 1.702 | Reason for discounted areas: | Gas pipe and Buffer (0.098ha) | |
| Potential Yield: | 38 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Two trees protected by TPO/2006/072 within 15m of the northern site boundary, may be veteran trees.SOPC000853. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site occupied by other uses. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|------------------------------|--------------------|
| SHELAA Reference: CFS178 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Greenacres, Domsey Lane, Little Waltham, Chelmsford, Essex, CM3 3PS | | | |
| Parish: | Little Waltham | Total Score: | 96 | |
| Developable Site Area (ha): | 2.48 | Reason for discounted areas: | | |
| Potential Yield: | 49 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Small section already allocation in the Local Plan, forming part of SGS6. See 22/00001/MAS | | | |
| Comments on Availability | Site currently in use for other purpose. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS179 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South Of Hunters Moon, Whites Hill, Stock, Ingatestone, Essex | | | |
| Parish: | Stock | Total Score: | 106 | |
| Developable Site Area (ha): | 0.3 | Reason for discounted areas: | | |
| Potential Yield: | 9 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Access off of Madles Lane. Adjacent to Grade 2 listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS180 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land Adjacent to Newells, Slades Lane, Galleywood, Chelmsford, Essex | | | |
| Parish: | Galleywood | Total Score: | 103 | |
| Developable Site Area (ha): | 0.36 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Via Slades Lane. Trees protected by TPO/2008/105 are located within 15m of the north eastern boundary of the site. This TPO may contain veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | 23/00205/OUT received, yet to be determined | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS181 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North and South of Brick Barns Farm | | | |
| Parish: | Broomfield | Total Score: | 92 | |
| Developable Site Area (ha): | 156.508 | Reason for discounted areas: | Gas pipe and Buffer (0.292ha) | |
| Potential Yield: | 2191 | Typology: | 23 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 2 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 0 | Site is thought to contain one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Grade 2 listed buildings within site. Partially within conservation area. Adjacent to buildings of local value. 1.063ha protected under TPO/2003/055, TPO/2004/065 and part of St Marys Church (LoWS). Ancient Woodlan | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS8 | | | |
| Comments on Availability | Multiple ownership. Landowners have not ben involved with submission. No evidence of landowner/s support with submission. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS182 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land North and South of Brick Barns Farm, Mashbury Road, Chignal St James, Chelmsford, Essex | | | |
| Parish: | Chelmsford | Total Score: | 100 | |
| Developable Site Area (ha): | 81.49 | Reason for discounted areas: | | |
| Potential Yield: | 1278 | Typology: | 26 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to buildings of local value. 19 trees on/within boundary protected under TPO/2004/045. Category 4 sites: SOPC000587, SOPC000589, SOPC000588, SOPC000590. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Entire site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS183 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield, Chelmsford, Essex | | | |
| Parish: | Broomfield | Total Score: | 101 | |
| Developable Site Area (ha): | 14.33 | Reason for discounted areas: | | |
| Potential Yield: | 246 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. Vehicle access via Hollow Lane. Adjacent to Grade 2 listed building. Adjacent to buildings of local value. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Entire site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS187 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow, Chelmsford | | | |
| Parish: | Great Baddow | Total Score: | 89 | |
| Developable Site Area (ha): | 29.365 | Reason for discounted areas: | Gas pipe and Buffer (1.275ha) | |
| Potential Yield: | 360 | Typology: | 27 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 3 | Site is thought to be adjacent to one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Adjacent to Former BAE Systems site. In range of bus stops. Access off A12/ A1114 roundabout or West Hanningfield Road. Adjacent to Local Listed building. Adjacent to buildings of local value. Natural Green Space (Limited Access). Handful | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS188 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Danecroft, Woodhill Road, Danbury, Chelmsford, Essex, CM3 4DY | | | |
| Parish: | Danbury | Total Score: | 109 | |
| Developable Site Area (ha): | 0.98 | Reason for discounted areas: | | |
| Potential Yield: | 22 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent to a conservation area. Adjacent to Grade II listed buildings. Within 500m of Danbury Common (SSSI). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site occupied by other uses. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS189 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land North West of Montpelier Villa, Main Road, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 113 | |
| Developable Site Area (ha): | 0.39 | Reason for discounted areas: | | |
| Potential Yield: | 12 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS8. See 20/00001/MAS, 20/02064/OUT, 21/02126/REM | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS191 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land West of 129 Watchhouse Road, Galleywood | | | |
| Parish: | Galleywood | Total Score: | 109 | |
| Developable Site Area (ha): | 14.52 | Reason for discounted areas: | | |
| Potential Yield: | 249 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent to grade 2 listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site occupied by other use. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---------------------------------|--------------------|
| SHELAA Reference: CFS192 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land on the west side of North Hill, Little Baddow, Chelmsford | | | |
| Parish: | Little Baddow | Total Score: | 111 | |
| Developable Site Area (ha): | 0.72 | Reason for discounted areas: | Sewage Pumping Station (0.05ha) | |
| Potential Yield: | 14 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent Grade II Listed Buildings. Wholly covered by TPO (0.77ha) protected under TPO/2007/129 and TPO/2007/160 and within 100m of Boreham Meads (LoWS). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS193 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | 1 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford | | | |
| Parish: | West Hanningfield | Total Score: | 108 | |
| Developable Site Area (ha): | 0.06 | Reason for discounted areas: | | |
| Potential Yield: | 2 | Typology: | 19 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Access from Ship Road. Adjacent to Grade II listed buildings. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS194 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | 2 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford | | | |
| Parish: | West Hanningfield | Total Score: | 110 | |
| Developable Site Area (ha): | 0.07 | Reason for discounted areas: | | |
| Potential Yield: | 2 | Typology: | 19 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS195 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South East of 36 Castle Close and North West of 42 Catherines Close | | | |
| Parish: | Great Leighs | Total Score: | 102 | |
| Developable Site Area (ha): | 2.53 | Reason for discounted areas: | | |
| Potential Yield: | 50 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access achievable from Beadle Way. Tree belt protected by TPO/2009/044 on the north western edge of the site and may contain veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS197 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Former Industrial Site, Rignals Lane, Galleywood, Chelmsford | | | |
| Parish: | Galleywood | Total Score: | 100 | |
| Developable Site Area (ha): | 1.62 | Reason for discounted areas: | | |
| Potential Yield: | 67 | Typology: | 7 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. Existing vehicular access from Rignals Lane. 0.016ha protected under TPO/2006/069 on site and TPO/2006/064 just to the north of the site which might include veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS198 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Barn adjacent the old Off Licence, Blasford Hill, Little Waltham, Chelmsford | | | |
| Parish: | Little Waltham | Total Score: | 111 | |
| Developable Site Area (ha): | 0.38 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS199 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land at Sturgeons Farm, Cow Watering Lane, Writtle | | | |
| Parish: | Writtle | Total Score: | 80 | |
| Developable Site Area (ha): | 0.69 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | N/A | |
| Proposed Use: | Community Facility | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 1 | 25%-50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Vehicle Access via Lordship Road or through the farm. Adjacent to Grade II listed buildings.Natural Green Space (Limited Access). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of SPA6 | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 3 | Development is marginal | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | No evidence of viability provided | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS200 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land north and south of 19 and 21 Lordship Road, Writtle | | | |
| Parish: | Writtle | Total Score: | 109 | |
| Developable Site Area (ha): | 1.49 | Reason for discounted areas: | | |
| Potential Yield: | 33 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road. Adjacent Grade II* listed building.0.1ha in one of the parcels protected under TPO/2016/042, TPO/2000/058. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS201 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South West of Writtle College Juicing Plant, Lordship Road, Writtle | | | |
| Parish: | Writtle | Total Score: | 112 | |
| Developable Site Area (ha): | 7.3 | Reason for discounted areas: | | |
| Potential Yield: | 125 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road. Adjacent Grade II* listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS203 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Countryside Skills Centre, Cow Watering Lane, Writtle | | | |
| Parish: | Writtle | Total Score: | 106 | |
| Developable Site Area (ha): | 6.57 | Reason for discounted areas: | | |
| Potential Yield: | 113 | Typology: | 2 | |
| Proposed Use: | Residential - Other | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SPA6 | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|------------------------------|--------------------|
| SHELAA Reference: CFS204 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs | | | |
| Parish: | Great Leighs | Total Score: | 81 | |
| Developable Site Area (ha): | 158.5 | Reason for discounted areas: | | |
| Potential Yield: | 2219 | Typology: | 23 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. Grade 2 listed buildings within site. Accessible Natural Green Space, Other Green Space. 8.85ha protected under TPO/2001/083, TPO/2001/100, TPO/2005/038, TPO/2007/116; 5ha Phyliss Currie/Dumney Lane Woods LoWS; 2.778ha A | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS7 | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS205 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Runwell Hall Farm, Hoe Lane, Rettendon, Chelmsford | | | |
| Parish: | Runwell | Total Score: | 90 | |
| Developable Site Area (ha): | 67.4 | Reason for discounted areas: | Electricity line (0.1ha) | |
| Potential Yield: | 1057 | Typology: | 26 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Site is currently accessed from Hoe Lane. 7.15ha protected under TPO/2010/025, TPO/2010/037; 7.18ha Gorse Wood LoWS; 1.548ha Ancient Woodland Pitfield Shaw, ID 766. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS206 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South East of Sandpit Cottage, Holybread Lane, Little Baddow | | | |
| Parish: | Little Baddow | Total Score: | 96 | |
| Developable Site Area (ha): | 2.39 | Reason for discounted areas: | | |
| Potential Yield: | 47 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane. A tree protected by TPO/176/005 is located within 15m to the east of the site. This might be a veteran tree. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|------------------------------|--------------------|
| SHELAA Reference: CFS207 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land to the East of Bulls Lodge Farm, Generals Lane, Boreham | | | |
| Parish: | Boreham | Total Score: | 104 | |
| Developable Site Area (ha): | 1.11 | Reason for discounted areas: | | |
| Potential Yield: | 25 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. Adjacent to Grade 2 listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS208 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land at Manor Farm, Sandford Mill Lane, Great Baddow, Chelmsford | | | |
| Parish: | Great Baddow | Total Score: | 88 | |
| Developable Site Area (ha): | 90.531 | Reason for discounted areas: | Gas pipe and Buffer (4.419ha) | |
| Potential Yield: | 1109 | Typology: | 25 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 4 | Site has direct access to or is adjacent to a primary road network | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 0 | Site is thought to contain one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Partially within conservation area. Adjacent Grade II listed buildings. Adjacent to buildings of local value. Natural Green Space (Limited Access), Outdoor Sport (Private), Proposed County Park. 0.03ha protected un | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming SGS3a. See 21/00003/MAS, 22/01732/OUT, 22/1732/FUL | | | |
| Comments on Availability | Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS209 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East and West of Beaumont Otes, Chignal Road, Chignal Smealy, Chelmsford | | | |
| Parish: | Broomfield | Total Score: | 94 | |
| Developable Site Area (ha): | 60.55 | Reason for discounted areas: | | |
| Potential Yield: | 949 | Typology: | 26 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Adjacent Grade II listed building. Adjacent to buildings of local value. Category 4 contaminated land: SOPC000278, CHL295, CHL474, CHL479, SOPC000591. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS211 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Campion Farm, Gutters Lanes, Broomfield, Chelmsford, Essex CM1 7BT | | | |
| Parish: | Broomfield | Total Score: | 104 | |
| Developable Site Area (ha): | 2.49 | Reason for discounted areas: | | |
| Potential Yield: | 49 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Existing vehicular access from Gutters Lane. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purpose. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS212 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Field East Of Saxon Way, Broomfield, Chelmsford, Essex | | | |
| Parish: | Broomfield | Total Score: | 87 | |
| Developable Site Area (ha): | 16.47 | Reason for discounted areas: | | |
| Potential Yield: | 282 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 0 | Site is thought to contain one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPC000227 and ECC CHL233. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purpose. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

| SHELAA Reference: CFS213 | | RAG Rating: | Red | 16 Oct 2024 |
|-----------------------------------|--|--|------------------------------|--------------|
| Site Address: | Land South of Hassenbrook, Victoria Road, Writtle, Chelmsford | | | |
| Parish: | Writtle | Total Score: | 103 | |
| Developable Site Area (ha): | 11 | Reason for discounted areas: | | |
| Potential Yield: | 189 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Informal access off Ongar Road. Adjacent Grade II listed building. Tree protected by TPO/2008/034 is located within 15m of the southern boundary of the site. This tree might be a veteran tree. Priority 1 contaminated | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS214 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South of Ongar Road and West of Highwood Road, Writtle, Chelmsford | | | |
| Parish: | Writtle | Total Score: | 97 | |
| Developable Site Area (ha): | 2.94 | Reason for discounted areas: | | |
| Potential Yield: | 58 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Trees protected on TPO/2019/005. on southern boundary of site. Small portion of contaminated land CHL601. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS215 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North East of Spread Eagle, Church Lane, Great Waltham, Chelmsford | | | |
| Parish: | Great Waltham | Total Score: | 109 | |
| Developable Site Area (ha): | 22.7 | Reason for discounted areas: | | |
| Potential Yield: | 389 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent Grade II listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS216 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South of Church of England Primary School, Main Road, Ford End, Chelmsford | | | |
| Parish: | Great Waltham | Total Score: | 115 | |
| Developable Site Area (ha): | 5.44 | Reason for discounted areas: | | |
| Potential Yield: | 93 | Typology: | 2+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 2 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS217 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of Home Pastures, Main Road, Ford End, Chelmsford | | | |
| Parish: | Great Waltham | Total Score: | 106 | |
| Developable Site Area (ha): | 4.4 | Reason for discounted areas: | | |
| Potential Yield: | 75 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Informal access off Sandon Hill. Group of trees protected by TPO/2007/084 adjoins the site to the south. This TPO may contain veteran trees. Priority 4 contaminated land SOPC000367 and ECC CHL369. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS218 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of Hilltop, Southend Road, Howe Green, Chelmsford | | | |
| Parish: | Sandon | Total Score: | 103 | |
| Developable Site Area (ha): | 0.2 | Reason for discounted areas: | | |
| Potential Yield: | 6 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Access via Hilltops. Wholly covered by TPO (0.2ha) protected under TPO/2015/018. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS220 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North East of Hands Farm Cottages, Radley Green Road, Highwood | | | |
| Parish: | Highwood | Total Score: | 98 | |
| Developable Site Area (ha): | 0.38 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Public highway runs alongside the site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Possible allotment site. Land aquired as allotments. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS221 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land West of Greenfield, Highwood Road, Edney Common, Chelmsford | | | |
| Parish: | Highwood | Total Score: | 95 | |
| Developable Site Area (ha): | 0.19 | Reason for discounted areas: | | |
| Potential Yield: | 6 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Public highway runs alongside the site. Adjacent Grade II listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Possible allotment site. Play equipment on site. Land acquired as allotments. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS224 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Chenwill, Links Drive, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 97 | |
| Developable Site Area (ha): | 0.07 | Reason for discounted areas: | | |
| Potential Yield: | 2 | Typology: | 19 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. 2 trees protected under TPO/2006/006, one on site, one within 15m of the site to the north. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Possible ransom strip. Access to the site needs to be established. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS226 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford | | | |
| Parish: | Great Baddow | Total Score: | 88 | |
| Developable Site Area (ha): | 4.36 | Reason for discounted areas: | | |
| Potential Yield: | 75 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 0 | Ground treatment is expected to be required on the majority (90% or more) of the site | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Access and site links to Church Street Great Baddow. Adajcent Grade II listed building.Opposite to buildings of local value. 0.312ha protected under TPO/2007/081.Majority of site within Church Street Historic | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|-------------------------------|--------------------|
| SHELAA Reference: CFS227 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South West of Rettendon Place Farm, Main Road, Rettendon | | | |
| Parish: | Rettendon | Total Score: | 103 | |
| Developable Site Area (ha): | 10.163 | Reason for discounted areas: | Gas pipe and Buffer (0.537ha) | |
| Potential Yield: | 174 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Unclear if there exists existing vehicle access. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Agreed overage with previous owner re residential development on some of the land. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS228 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North West of Rettendon Turnpike, Rettendon, Chelmsford | | | |
| Parish: | Rettendon | Total Score: | 100 | |
| Developable Site Area (ha): | 3 | Reason for discounted areas: | | |
| Potential Yield: | 59 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Agreed overage with previous owner re residential development on some of the land. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|-------------------------------|--------------------|
| SHELAA Reference: CFS229 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East of A130 and North West of Runwell Road, Rettendon | | | |
| Parish: | Rettendon | Total Score: | 100 | |
| Developable Site Area (ha): | 2.982 | Reason for discounted areas: | Gas pipe and Buffer (0.248ha) | |
| Potential Yield: | 58 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Agreed overage with previous owner re residential development on some of the land. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS230 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North West of Hillminster, Hawk Hill, Rettendon, Wickford | | | |
| Parish: | Rettendon | Total Score: | 92 | |
| Developable Site Area (ha): | 2.3 | Reason for discounted areas: | | |
| Potential Yield: | 45 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike. 2.281ha protected under TPO/2001/078, covering almost the entire site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Agreed overage with previous owner re residential development on some of the land. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS231 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South of Burnham Road, Battlesbridge, Wickford | | | |
| Parish: | Rettendon | Total Score: | 95 | |
| Developable Site Area (ha): | 14.254 | Reason for discounted areas: | Gas pipe and Buffer (0.238ha), Electricity line (0.208ha) | |
| Potential Yield: | 244 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike. 0.238ha protected under TPO/2001/078. Small part of this TPO in the eastern corner of the site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Agreed overage with previous owner re residential development on some of the land. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS232 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North East of Meadow Road, Rettendon, Chelmsford | | | |
| Parish: | Rettendon | Total Score: | 109 | |
| Developable Site Area (ha): | 17 | Reason for discounted areas: | | |
| Potential Yield: | 292 | Typology: | 1 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 2 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicle access and pedestrian access. Primary school is locally listed Priority habitats within the NW of the site | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Agreed overage with previous owner re residential development on some of the land. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS233 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South East of Rettendon Place, Main Road, Rettendon, Chelmsford | | | |
| Parish: | Rettendon | Total Score: | 102 | |
| Developable Site Area (ha): | 30.32 | Reason for discounted areas: | | |
| Potential Yield: | 371 | Typology: | 27 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064, straddling the southern boundary. Also TPO/1976/031 just touches the boundary at right angles to the south. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Agreed overage with previous owner re residential development on some of the land. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS234 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North East of Rettendon Turnpike, Rettendon, Chelmsford | | | |
| Parish: | Rettendon | Total Score: | 105 | |
| Developable Site Area (ha): | 9.36 | Reason for discounted areas: | | |
| Potential Yield: | 161 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. This site has access from the Woodham Road and Rettendon turnpike. Adjacent Grade II listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Agreed overage with previous owner re residential development on some of the land. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS235 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF | | | |
| Parish: | Little Waltham | Total Score: | 102 | |
| Developable Site Area (ha): | 0.3 | Reason for discounted areas: | | |
| Potential Yield: | 9 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. 0.011ha protected under TPO/2011/006, TPO/2018/005. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: CFS236 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North West of Sundayville, Lynfords Drive, Runwell, Wickford | | | |
| Parish: | Runwell | Total Score: | 100 | |
| Developable Site Area (ha): | 18.241 | Reason for discounted areas: | Gas pipe and Buffer (0.123ha), Electricity line (0.236ha) | |
| Potential Yield: | 313 | Typology: | 1+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 4 | Site has direct access to or is adjacent to a primary road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Tree belts covered by TPO/2208/110 is adjoining the site to the north. Adjacent to Runwell Hospital contaminated land SOPC000853. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Electric pylons run through the site. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS238 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex CM2 8HR | | | |
| Parish: | Great Baddow | Total Score: | 106 | |
| Developable Site Area (ha): | 0.17 | Reason for discounted areas: | | |
| Potential Yield: | 5 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Present pedestrian access via 'Parklands'. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Forms part of residential garden | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS239 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South of The Old Rectory, Mashbury Road, Chignal St James | | | |
| Parish: | Chignal | Total Score: | 113 | |
| Developable Site Area (ha): | 0.13 | Reason for discounted areas: | | |
| Potential Yield: | 4 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Site has road frontage. Adjacent to buildings of local value. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS241 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Civic Centre Land Site, Duke Street, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 99 | |
| Developable Site Area (ha): | 1.926 | Reason for discounted areas: | Electricity substation (0.004ha) | |
| Potential Yield: | 197 | Typology: | 13+31+35 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 4 | Site has direct access to or is adjacent to a primary road network | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 0 | Site contains one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. Within range of rail station & bus stops. Local listed building within site. Partially within conservation area. Part of building of local value. Six trees protected by TPO/2006/010 are located on Coval Lane within 15m of the site to th | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in Local Plan forming SGS1e | | | |
| Comments on Availability | Electricity substation on site. Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS243 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Play Area, Jubilee Rise, Danbury, Chelmsford | | | |
| Parish: | Danbury | Total Score: | 110 | |
| Developable Site Area (ha): | 0.05 | Reason for discounted areas: | | |
| Potential Yield: | 2 | Typology: | 19 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. Two trees protected by TPO/2006/063 are located within 15m of the site to the rear. These may be veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Electricity substation on site. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS253 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Allotment Gardens, Hill Road South, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 89 | |
| Developable Site Area (ha): | 2.38 | Reason for discounted areas: | | |
| Potential Yield: | 47 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 0 | Ground treatment is expected to be required on the majority (90% or more) of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Watermeadows (LoWS) borders the site. Contaminated land SOPC000885. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 0 | Site faces known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Statutory allotment site. Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS254 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Freighter House Depot, Drovers Way, Boreham, Chelmsford | | | |
| Parish: | Boreham | Total Score: | 97 | |
| Developable Site Area (ha): | 2.807 | Reason for discounted areas: | Gas pipe and Buffer (0.062ha), Electricity Substation (0.001ha) | |
| Potential Yield: | 252 | Typology: | 11+32+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. Within range of proposed rail station & bus stops. The northern parts of two tree belts protected by TPO/2000/040 are located within the site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. Entire site is not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Amber |
| Viability | 0 | Development is likely unviable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS255 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Brand and Howes Ltd, 47 Baddow Road, Chelmsford, CM2 0DD | | | |
| Parish: | Chelmsford | Total Score: | 101 | |
| Developable Site Area (ha): | 0.09 | Reason for discounted areas: | | |
| Potential Yield: | 3 | Typology: | 22+31 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Current size of site is not suitable for large scale industrial use | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 0 | Ground treatment is expected to be required on the majority (90% or more) of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Adjacent to conservation area. Within 100m of Chelmer Valley (LoWS). Contaminated land SOPC000149 and ECC CHL628. GIS shows categories 3 and 4. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of CW1d | | | |
| Comments on Availability | Site currently in use for other purposes. Entire site is not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS256 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Garages rear of 44 St Nazaire Road, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 118 | |
| Developable Site Area (ha): | 0.24 | Reason for discounted areas: | | |
| Potential Yield: | 16 | Typology: | 9 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Tree protected by TPO/1993/012 is located within 15m of the site to the south east. This might be a veteran tree. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated within the local Plan forming GSP1r | | | |
| Comments on Availability | Site currently in use for other purposes. Entire site is not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS257 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Garages rear of 27 Medway Close, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 110 | |
| Developable Site Area (ha): | 1.28 | Reason for discounted areas: | | |
| Potential Yield: | 29 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 1 | 25%-50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Tree protected by TPO/2015/021 is located within 15m of the site to the north east. This might be a veteran tree. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming GSP1s. Permission 21/00195/FUL received, yet to be determined | | | |
| Comments on Availability | Entire site not within promoters control. Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS260 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford | | | |
| Parish: | Galleywood | Total Score: | 114 | |
| Developable Site Area (ha): | 0.78 | Reason for discounted areas: | | |
| Potential Yield: | 17 | Typology: | 8 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. Amenity Green Space. Within 100m of Galleywood Common (LoWS) and Local Nature Reserve. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of GSP4. Permission 22/00397/OUT approved, awaiting start on site | | | |
| Comments on Availability | Entire site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS261 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Sandford Mill Water Works, Sandford Mill, Springfield, Chelmsford | | | |
| Parish: | Springfield | Total Score: | 75 | |
| Developable Site Area (ha): | 7.4 | Reason for discounted areas: | | |
| Potential Yield: | 746 | Typology: | 28 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 0 | Site contains one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Wholly within a conservation area. Part of building of local value. Other Green Space. 0.007ha LoWS. Loss of museum would occur. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming SPA5 | | | |
| Comments on Availability | Site is currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS262 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North West of Lockside Marina, Hill Road South, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 91 | |
| Developable Site Area (ha): | 1.8 | Reason for discounted areas: | | |
| Potential Yield: | 184 | Typology: | 13 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Partially within conservation area. Contaminated land SOPC000407 and SOPC000408. | | | |
| Availability Criteria: | | | Availability Rating: | Amber |
| Land Ownership | 0 | Known to be in particularly complex/multiple ownership | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of CW1e | | | |
| Comments on Availability | Multiple ownership. Multiple leases on site. Part of the site currently in use for other purposes. Entire site is not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Amber |
| Viability | 0 | Development is likely unviable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---------------------------------|--------------------|
| SHELAA Reference: CFS263 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Baddow Road Car Park, Baddow Road, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 99 | |
| Developable Site Area (ha): | 0.88 | Reason for discounted areas: | Sewage Pumping Station (0.07ha) | |
| Potential Yield: | 56 | Typology: | 15 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Wholly within a conservation area. Site within 15m of a tree protected by TPO/2002/023 which might be a veteran tree. Adjoining site contaminated: SOPC000726 and ECC CHL628. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming CW1d | | | |
| Comments on Availability | Sewer runs through site. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS265 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Galleywood Hall, 279 Beehive Lane, Great Baddow | | | |
| Parish: | Great Baddow | Total Score: | 106 | |
| Developable Site Area (ha): | 1.03 | Reason for discounted areas: | | |
| Potential Yield: | 43 | Typology: | 7 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. 0.008ha protected under TPO/2004/007. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS266 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Waterhouse Lane Depot and Nursery Waterhouse Lane, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 97 | |
| Developable Site Area (ha): | 0.84 | Reason for discounted areas: | | |
| Potential Yield: | 54 | Typology: | 15 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Adjacent to Grade II listed building, Local Listed Buildings. Adjacent to buildings of local value. Site is adjacent to a tree protected by TPO/2003/047SOPC000174. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the LoCl Plan forming GSP1n | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS267 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Essex Police HQ and Sports Ground, New Court Road, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 100 | |
| Developable Site Area (ha): | 4.73 | Reason for discounted areas: | | |
| Potential Yield: | 81 | Typology: | 2+32 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 0 | Site contains one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Access from a private road, Kingston Avenue and Margaret's Road. Part of building of local value. Outdoor Sports (Private). 0.07ha protected under TPO/2011/004.SOPC000411. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Part of the site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS268 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land between Highview and High House Farm, Woodham Road, Battlesbridge | | | |
| Parish: | Rettendon | Total Score: | 105 | |
| Developable Site Area (ha): | 2.27 | Reason for discounted areas: | | |
| Potential Yield: | 44 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Access south of Woodham Road. Adjacent to Grade II listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Part of the site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: CFS269 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land between Highview and High House Farm, Woodham Road, Battlesbridge | | | |
| Parish: | Rettendon | Total Score: | 100 | |
| Developable Site Area (ha): | 4.2 | Reason for discounted areas: | | |
| Potential Yield: | 72 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Access south of Woodham Road. Adjacent to Grade 2 listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Part of the site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS270 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South East of High House Farm, Woodham Road, Battlesbridge | | | |
| Parish: | Rettendon | Total Score: | 100 | |
| Developable Site Area (ha): | 8.1 | Reason for discounted areas: | | |
| Potential Yield: | 139 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Part of the site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS271 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land between Highview and High House Farm, Woodham Road, Battlesbridge | | | |
| Parish: | Rettendon | Total Score: | 105 | |
| Developable Site Area (ha): | 1.04 | Reason for discounted areas: | | |
| Potential Yield: | 23 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Part of the site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|------------------------------|--------------------|
| SHELAA Reference: CFS272 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North East of 148 The Street, Little Waltham | | | |
| Parish: | Little Waltham | Total Score: | 92 | |
| Developable Site Area (ha): | 1.27 | Reason for discounted areas: | | |
| Potential Yield: | 28 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to a conservation area. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|----------------------------------|--------------------|
| SHELAA Reference: CFS274 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Bell Works, Well Lane Danbury, Chelmsford | | | |
| Parish: | Danbury | Total Score: | 105 | |
| Developable Site Area (ha): | 0.576 | Reason for discounted areas: | Electricity substation (0.004ha) | |
| Potential Yield: | 13 | Typology: | 8 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. Vehicular access via Well Lane. Adjacent to a Registered Park and Garden. Within 100m of Danbury Country Park (LoWS). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS276 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Former St Peters College, Fox Crescent, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 109 | |
| Developable Site Area (ha): | 11.19 | Reason for discounted areas: | | |
| Potential Yield: | 192 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. School playing fields. 2 trees on boundary protected under TPO/1987/015, TPO/2001/017.SOPC000851 just outside site boundary. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in Local Plan forming SGS1b. See 21/00002/MAS, 21/00396/FUL | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS277 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | 187 Main Road, Broomfield | | | |
| Parish: | Broomfield | Total Score: | 103 | |
| Developable Site Area (ha): | 1.52 | Reason for discounted areas: | | |
| Potential Yield: | 34 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 0 | Ground treatment is expected to be required on the majority (90% or more) of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Adjacent Grade II listed building.0.279ha protected under TPO/2008/010, TPO/2008/011.SOPC000887 covers whole of site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|--|--------------------|
| SHELAA Reference: CFS280 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers | | | |
| Parish: | South Woodham Ferrers | Total Score: | 106 | |
| Developable Site Area (ha): | 21.753 | Reason for discounted areas: | Gas pipe and Buffer (0.047ha), Electricity line (0.08ha) | |
| Potential Yield: | 373 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Access off Burnham Road. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS10. See 20/00002/MAS and 22/00311/OUT | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: CFS281 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Redes Farm Cottage, Main Road, Great Waltham, Chelmsford | | | |
| Parish: | Great Waltham | Total Score: | 101 | |
| Developable Site Area (ha): | 1.16 | Reason for discounted areas: | | |
| Potential Yield: | 26 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwelling. Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: CFS282 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land North of South Woodham Ferrers, SWF, Chelmsford | | | |
| Parish: | South Woodham Ferrers | Total Score: | 108 | |
| Developable Site Area (ha): | 133.658 | Reason for discounted areas: | Gas pipe and Buffer (1.582ha), Electricity line (0.06ha) | |
| Potential Yield: | 3742 | Typology: | 24 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 2 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Vehicle and Pedestrian access to the Site is from the B1418 Main Road. Adjacent to Protected Lanes. Natural Green Space (Limited Access). 1.12ha under TPO/2009/048; 1.089ha Bushy Hill LoWS. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS10. See 20/00002/MAS and 22/01961/OUT, 22/01961/FUL | | | |
| Comments on Availability | Overhead electric supply cables run through the site. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|------------------------------|--------------------|
| SHELAA Reference: CFS283 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land south of Sheepcotes Roundabout, Little Waltham, Chelmsford | | | |
| Parish: | Little Waltham | Total Score: | 88 | |
| Developable Site Area (ha): | 22.8 | Reason for discounted areas: | | |
| Potential Yield: | 391 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Current agricultural vehicular access to the site from the Braintree Road. Adajcent to conservation area. Within 100m of Sheepcotes Wood (LoWS) and Ancient Woodland. Small area of contaminated land to southern bounda | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA1 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 95 | |
| Developable Site Area (ha): | 28.21 | Reason for discounted areas: | | |
| Potential Yield: | 484 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 0 | Site is thought to contain one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. Access to Blasford Hill, Little Waltham. Adjacent Grade II listed buildings. Handful of trees protected under TPO/2001/040, TPO/2004/065. Site adjacent to Sparrowhawk Wood Ancient Woodland ID 864. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of SGS8. See 20/00001/MAS, 20/02064/OUT | | | |
| Comments on Availability | Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA2 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Rear Of 6 To 16 Highfields Mead, East Hanningfield, Chelmsford, Essex | | | |
| Parish: | East Hanningfield | Total Score: | 108 | |
| Developable Site Area (ha): | 1.25 | Reason for discounted areas: | | |
| Potential Yield: | 28 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access via Bicknacre Road, East Hanningfield. Tree protected by TPO/2004/033 within 15m of the site. It might be a veteran tree. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|------------------------------|--------------------|
| SHELAA Reference: 15SLAA3 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land South West Of Cloughs Cottage, Main Road, Boreham, Chelmsford, Essex | | | |
| Parish: | Boreham | Total Score: | 109 | |
| Developable Site Area (ha): | 1.3 | Reason for discounted areas: | | |
| Potential Yield: | 29 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. The site adjoins the B1137. An informal road pull-off / car park exists opposite the Cock Inn. Adjacent to Grade II listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA4 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land At Margaretting Service Station, Main Road, Margaretting, Ingatestone, Essex | | | |
| Parish: | Margaretting | Total Score: | 100 | |
| Developable Site Area (ha): | 0.53 | Reason for discounted areas: | | |
| Potential Yield: | 10 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. 2 trees protected under TPO/2004/044 within the site. Also two trees just outside or on the border protected by TPO/2023/003 | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA6 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Hill House, Main Road, Rettendon Common, Chelmsford, Essex, CM3 8EA | | | |
| Parish: | Rettendon | Total Score: | 104 | |
| Developable Site Area (ha): | 19.13 | Reason for discounted areas: | | |
| Potential Yield: | 328 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. The Willows (LoWS) just over 100m from site boundary. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|------------------------------|--------------------|
| SHELAA Reference: 15SLAA7 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Southern Wood, London Road, Great Notley, Braintree, Essex, CM77 7QL | | | |
| Parish: | Great Leighs | Total Score: | 106 | |
| Developable Site Area (ha): | 0.35 | Reason for discounted areas: | | |
| Potential Yield: | 16 | Typology: | 20 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Within 100m of Bushy Wood (LoWS) and TPO02001/083 borders site, with a small part of it within the site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA8 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | 38 Victoria Road, Writtle, Chelmsford, CM1 3PA | | | |
| Parish: | Writtle | Total Score: | 116 | |
| Developable Site Area (ha): | 0.36 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|------------------------------|--------------------|
| SHELAA Reference: 15SLAA9 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Norwood, London Road, Great Notley, Braintree, Essex, CM77 7QL | | | |
| Parish: | Great Leighs | Total Score: | 106 | |
| Developable Site Area (ha): | 0.47 | Reason for discounted areas: | | |
| Potential Yield: | 17 | Typology: | 20 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. The site is served by an existing vehicular and pedestrian access. Within 100m of Bushy Wood (LoWS). Group of trees protected by TPO/2001/100 within 15m to the south of the site. This TPO may contain veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|------------------------------|--------------------|
| SHELAA Reference: 15SLAA10 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South West Of Southernwood, London Road, Great Notley, Essex | | | |
| Parish: | Great Leighs | Total Score: | 105 | |
| Developable Site Area (ha): | 0.27 | Reason for discounted areas: | | |
| Potential Yield: | 8 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. The site is served by an existing vehicular and pedestrian access. Within 100m of Bushy Wood(LoWS). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA12 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East Of The Green Man, Main Road, Howe Street, Chelmsford | | | |
| Parish: | Great Waltham | Total Score: | 108 | |
| Developable Site Area (ha): | 0.83 | Reason for discounted areas: | | |
| Potential Yield: | 19 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Possible existing access off Luck's Lane. Adjacent Grade II listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA13 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Opposite 19 To 23, Church Green, Broomfield, Chelmsford, Essex | | | |
| Parish: | Broomfield | Total Score: | 101 | |
| Developable Site Area (ha): | 3.89 | Reason for discounted areas: | | |
| Potential Yield: | 76 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building. Partially within a conservation area. 4 trees protected under TPO/2005/069 within the site and four on the southern border. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 0 | Known to be in particularly complex/multiple ownership | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Multiple ownership. Entire site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA16 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East Of BanTERS Lane, BanTERS Lane, Great Leighs, Chelmsford | | | |
| Parish: | Great Leighs | Total Score: | 99 | |
| Developable Site Area (ha): | 5.72 | Reason for discounted areas: | | |
| Potential Yield: | 98 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. Adjacent Grade II listed building. Two trees on boundary protected under TPO/2003/028. Some trees just outside the boundary protected by TPO/2003/028, TPO/20014/031 and TPO/2002/118. Priority 4 contaminated land within sit | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA18 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East Of 685A Galleywood Road, Chelmsford, Essex | | | |
| Parish: | Chelmsford | Total Score: | 95 | |
| Developable Site Area (ha): | 0.18 | Reason for discounted areas: | | |
| Potential Yield: | 5 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. 0.01ha protected under TPO/2008/105. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 0 | Known to be in particularly complex/multiple ownership | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA22 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | West Side Of Entrance To Wood Haven, North Hill, Little Baddow, Chelmsford, Essex | | | |
| Parish: | Little Baddow | Total Score: | 103 | |
| Developable Site Area (ha): | 4 | Reason for discounted areas: | | |
| Potential Yield: | 78 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Adjacent Grade II listed building. 1 tree protected on boundary under TPO/1983/016. Scrub Wood Ancient Woodland ID 834 within 15m to the south of the site, also the Ancient Woodland and a larger area to the south an | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: 15SLAA23 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers, Chelmsford | | | |
| Parish: | South Woodham Ferrers | Total Score: | 116 | |
| Developable Site Area (ha): | 44.53 | Reason for discounted areas: | Electricity line (0.4ha) | |
| Potential Yield: | 545 | Typology: | 27 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 2 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Access off Burnham Road. 2.519ha LoWS. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of site SGS10. See 20/00002/MAS, 21/01961/OUT, 21/01961/FUL. | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA25 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs, Chelmsford | | | |
| Parish: | Great Leighs | Total Score: | 106 | |
| Developable Site Area (ha): | 1.44 | Reason for discounted areas: | | |
| Potential Yield: | 32 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 3 | Site is adjacent to an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. 0.133ha protected under TPO/2005/038 on the southern and southeastern edges of the site.Majority of site within contaminated land SOPC000885. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of SGS7 | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA28 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East Of 52 Main Road, Great Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 101 | |
| Developable Site Area (ha): | 9.03 | Reason for discounted areas: | | |
| Potential Yield: | 155 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Access off Main Road. Adjacent to Grade 2 listed buildings. 0.1ha protected under TPO/2009/044 on the very edge of the site to the north east. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA29 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North West Of Blatch Cote, White Elm Road, Bicknacre, Chelmsford, Essex | | | |
| Parish: | Bicknacre | Total Score: | 100 | |
| Developable Site Area (ha): | 0.56 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. 0.161ha protected under TPO/2000/032. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Forms part of residential garden | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA32 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South Of Southwood House, Woodhouse Lane, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 113 | |
| Developable Site Area (ha): | 0.07 | Reason for discounted areas: | | |
| Potential Yield: | 2 | Typology: | 19 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA33 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South Of Woodlands, East Hanningfield Road, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 110 | |
| Developable Site Area (ha): | 0.24 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 20 | |
| Proposed Use: | Residential - G&T | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: 15SLAA34 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Highwater Farm, Main Road, East Hanningfield, Chelmsford, Essex, CM3 8AH | | | |
| Parish: | East Hanningfield | Total Score: | 106 | |
| Developable Site Area (ha): | 17.86 | Reason for discounted areas: | | |
| Potential Yield: | 306 | Typology: | 1 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 2 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Adjacent Grade II listed building. Priority Habitats and TPO/2004/033 in southern edge of site | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA35 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Hillview, Meadow Lane, Runwell, Wickford, Essex, SS11 7DX | | | |
| Parish: | Runwell | Total Score: | 107 | |
| Developable Site Area (ha): | 0.66 | Reason for discounted areas: | | |
| Potential Yield: | 15 | Typology: | 8 | |
| Proposed Use: | Residential - G&T | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|----------------------------------|--------------------|
| SHELAA Reference: 15SLAA36 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East Of The Pumping Station, Old Church Road, East Hanningfield, Chelmsford, Essex | | | |
| Parish: | East Hanningfield | Total Score: | 98 | |
| Developable Site Area (ha): | 0.494 | Reason for discounted areas: | Sewage pumping station (0.056ha) | |
| Potential Yield: | 12 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Vehicle access via field gate in northern corner of the site. 0.063ha protected under TPO/2014/014. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 0 | Known to be in particularly complex/multiple ownership | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA37 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land Adjacent to 112 Brook Lane, Galleywood, Chelmsford, CM2 8NN | | | |
| Parish: | Galleywood | Total Score: | 108 | |
| Developable Site Area (ha): | 0.8 | Reason for discounted areas: | | |
| Potential Yield: | 15 | Typology: | 5 | |
| Proposed Use: | Residential - Other | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA38 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South East Of 148 Mill Road, Stock, Ingatestone | | | |
| Parish: | Stock | Total Score: | 100 | |
| Developable Site Area (ha): | 0.32 | Reason for discounted areas: | | |
| Potential Yield: | 10 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. Informal access off Mill Road. 2 trees protected under TPO/2015/025. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA39 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay, Essex, CM11 1JL | | | |
| Parish: | South Hanningfield | Total Score: | 104 | |
| Developable Site Area (ha): | 5.34 | Reason for discounted areas: | | |
| Potential Yield: | 92 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Permission 21/00449/FUL granted, awaiting start on site | | | |
| Comments on Availability | Site currently in use for other purpose. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: 15SLAA40 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North East Of Meadow Road, Rettendon, Chelmsford, Essex | | | |
| Parish: | Rettendon | Total Score: | 113 | |
| Developable Site Area (ha): | 38.86 | Reason for discounted areas: | | |
| Potential Yield: | 476 | Typology: | 27 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access is available via Main Road and Meadow Road. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---------------------------------|--------------------|
| SHELAA Reference: 15SLAA41 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | The Island Car Park, High Bridge Road, Chelmsford, Essex | | | |
| Parish: | Chelmsford | Total Score: | 102 | |
| Developable Site Area (ha): | 0.74 | Reason for discounted areas: | Sewage Pumping Station (0.07ha) | |
| Potential Yield: | 47 | Typology: | 15 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Partially within conservation area. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA42 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Adjacent to White Cottage, South Street, Great Waltham, Chelmsford, Essex | | | |
| Parish: | Great Waltham | Total Score: | 95 | |
| Developable Site Area (ha): | 0.06 | Reason for discounted areas: | | |
| Potential Yield: | 2 | Typology: | 19 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Gate provides access over curb from South Street. Adjacent to grade 2 listed buildings. Wholly within conservation area. TPO/2023/002 on site border to the east. This might be a veteran tree. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 0 | Known to be in particularly complex/multiple ownership | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Multiple ownership. Entire site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA43 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | 7 St Giles, Moor Hall Lane, Bicknacre, Chelmsford, Essex, CM3 8AR | | | |
| Parish: | Bicknacre | Total Score: | 93 | |
| Developable Site Area (ha): | 7.56 | Reason for discounted areas: | | |
| Potential Yield: | 130 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent to Local Listed Buildings. 0.28ha protected under TPO/2004/023. Contaminated land SOPC000883 in north western part of site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming GSP12 | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA44 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land Rear Of 22 Downham Road, Ramsden Heath, Billericay, Essex | | | |
| Parish: | South Hanningfield | Total Score: | 106 | |
| Developable Site Area (ha): | 7.99 | Reason for discounted areas: | | |
| Potential Yield: | 137 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|------------------------------|--------------------|
| SHELAA Reference: 15SLAA45 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road, Danbury, Chelmsford | | | |
| Parish: | Danbury | Total Score: | 100 | |
| Developable Site Area (ha): | 32.63 | Reason for discounted areas: | | |
| Potential Yield: | 400 | Typology: | 27 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. 0.098 protected under TPO/2007/046 in the north western corner of the site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA46 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex, CM3 4LP | | | |
| Parish: | Danbury | Total Score: | 98 | |
| Developable Site Area (ha): | 4.25 | Reason for discounted areas: | | |
| Potential Yield: | 428 | Typology: | 28 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. 2.582ha protected under TPO/2013/013 which partially covers the site. Within 100m of Shough House Wood (LoWS) and Ancient Woodland. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA47 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Sports Centre, Partridge Green, Broomfield, Chelmsford, Essex, CM1 7EY | | | |
| Parish: | Broomfield | Total Score: | 91 | |
| Developable Site Area (ha): | 12.72 | Reason for discounted areas: | | |
| Potential Yield: | 218 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. Adjacent TPO/2015/010 and Sparrowhawk Wood (LoWS) an Ancient Woodland. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 15SLAA48 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South Of Rough Hill Complex, The Tye, East Hanningfield, Chelmsford, Essex | | | |
| Parish: | East Hanningfield | Total Score: | 108 | |
| Developable Site Area (ha): | 8.93 | Reason for discounted areas: | | |
| Potential Yield: | 153 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. 0.991ha protected under TPO/2016/016 on site and TPO/2016/028 adjacent to the west.. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA1 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Storage Adjacent to Pond View, Banters Lane, Great Leighs, Chelmsford | | | |
| Parish: | Great Leighs | Total Score: | 104 | |
| Developable Site Area (ha): | 0.34 | Reason for discounted areas: | | |
| Potential Yield: | 10 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. A1099 runs above site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Permission 21/00880/FUL granted, awaiting start on site. | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA3 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land West Of Peartree Cottage, Braintree Road, Little Waltham, Chelmsford | | | |
| Parish: | Little Waltham | Total Score: | 106 | |
| Developable Site Area (ha): | 0.78 | Reason for discounted areas: | | |
| Potential Yield: | 15 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Building covenant in place from previous owners. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA4 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 113 | |
| Developable Site Area (ha): | 1.08 | Reason for discounted areas: | | |
| Potential Yield: | 24 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Two entrances/exits, one either end of the plot of land bordering Chatham Green Lane. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA5 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Field At Crondon Park Lane, Stock, Ingatestone, Essex | | | |
| Parish: | Stock | Total Score: | 101 | |
| Developable Site Area (ha): | 9.19 | Reason for discounted areas: | | |
| Potential Yield: | 158 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Adjacent to conservation area and Grade II listed building. Adjacent to a landscape of local value. Within 100m of Swan Wood (LoWS). Swan Wood also covered by TPO/2009/042 and is also an Ancient Wood within 15m of th | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA6 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South Of Mill View, Blasford Hill, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 113 | |
| Developable Site Area (ha): | 0.34 | Reason for discounted areas: | | |
| Potential Yield: | 10 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Access via Mill View. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|-------------------------------|--------------------|
| SHELAA Reference: 17SLAA7 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South Of Windmill Farm, Back Lane, East Hanningfield, Chelmsford | | | |
| Parish: | East Hanningfield | Total Score: | 96 | |
| Developable Site Area (ha): | 2.087 | Reason for discounted areas: | Gas pipe and Buffer (0.583ha) | |
| Potential Yield: | 41 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. Adjacent Grade II listed building.TPO 2014/014 is located within 15m of the site and might be a veteran tree. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA9 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Rembrandt House, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PF | | | |
| Parish: | Little Waltham | Total Score: | 107 | |
| Developable Site Area (ha): | 0.46 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. 0.024ha protected under TPO/2011/006 | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 17SLAA11 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of Cranham Road, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 73 | |
| Developable Site Area (ha): | 8.49 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 33 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Adjacent to Drakes Lane employment area. 0.147ha protected under TPO/2003/076 in the northern part of the site..Priority 4 contaminated land SOPC000240 within site. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | Permission 21/00450/REM granted, awaiting start on site | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 17SLAA12 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Bushy Hill Communication Station, Edwins Hall Road, Woodham Ferrers, Chelmsford, CM3 8RU | | | |
| Parish: | South Woodham Ferrers | Total Score: | 101 | |
| Developable Site Area (ha): | 1.725 | Reason for discounted areas: | Electricity substation (0.005ha) | |
| Potential Yield: | 72 | Typology: | 7 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. 0.003ha LoWS. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Permission 22/02235/OUT received, yet to be determined | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA13 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North East Of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex | | | |
| Parish: | Writtle | Total Score: | 81 | |
| Developable Site Area (ha): | 90.15 | Reason for discounted areas: | | |
| Potential Yield: | 1104 | Typology: | 25 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 3 | Site is thought to be adjacent to one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Adjacent to a conservation area. Adjacent to landscape of local interest. Natural Green Space (Limited Access), Park and Recreation Ground. 0.913ha protected under TPO/2008/051 on the edge of the site; 4.351h | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA14 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South West Of Sunnyfields School, School Lane, Great Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 100 | |
| Developable Site Area (ha): | 6.66 | Reason for discounted areas: | | |
| Potential Yield: | 114 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Informal access off School Lane. Grade II listed building within site | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: 17SLAA15 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North West Of Eagle Villas, Main Road, Ford End, Chelmsford, Essex | | | |
| Parish: | Great Waltham | Total Score: | 106 | |
| Developable Site Area (ha): | 1.25 | Reason for discounted areas: | | |
| Potential Yield: | 28 | Typology: | 4+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 2 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent Grade II listed buildings.Amenity Green Space. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA16 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North West Of The Spread Eagle, Main Road, Margaretting, Ingatestone, Essex | | | |
| Parish: | Margaretting | Total Score: | 91 | |
| Developable Site Area (ha): | 4.56 | Reason for discounted areas: | | |
| Potential Yield: | 78 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Access off Roman Road. Adjacent to conservation area. Handful of trees on boundary protected under TPO/2004/042 and Oak Stables Meadow (LoWS) borders site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA17 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Field 2284 South Of Maltings Road, Battlesbridge, Wickford, Essex | | | |
| Parish: | Rettendon | Total Score: | 80 | |
| Developable Site Area (ha): | 3.84 | Reason for discounted areas: | | |
| Potential Yield: | 75 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Access to Maltings Road. Partially within conservation area. Within Marine Conservation Zone. ECC contaminated land CHL13 and CHL14 within site. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 0 | Known to be in particularly complex/multiple ownership | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control. Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA18 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Lathcoats Farm Shop, Beehive Lane, Great Baddow, Chelmsford, CM2 8LX | | | |
| Parish: | Great Baddow | Total Score: | 108 | |
| Developable Site Area (ha): | 15.29 | Reason for discounted areas: | | |
| Potential Yield: | 262 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Direct access to the site via Beehive Lane. Adjacent to grade 2 listed building. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA19 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East Of Broomfield Library, 180 Main Road, Broomfield, Chelmsford | | | |
| Parish: | Broomfield | Total Score: | 105 | |
| Developable Site Area (ha): | 0.52 | Reason for discounted areas: | | |
| Potential Yield: | 10 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Access onto the Brooklands House site access. Adjacent Grade II listed building.0.02ha protected under TPO/2001/055. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA22 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Livery Stables, Fulbourne Farm, Boreham Road, Great Leighs, Chelmsford, CM3 1PR | | | |
| Parish: | Great Leighs | Total Score: | 96 | |
| Developable Site Area (ha): | 8.09 | Reason for discounted areas: | | |
| Potential Yield: | 139 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. Adjacent to Grade 2 listed building. Adjacent to protected lanes. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA23 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of Paulk Hall Lane, Great Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 107 | |
| Developable Site Area (ha): | 12.06 | Reason for discounted areas: | | |
| Potential Yield: | 207 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Informal access off Paulk Hall Lane. Adjacent to a Protected Lane. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---------------------------------|--------------------|
| SHELAA Reference: 17SLAA24 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Around Sewage Works, Goodmans Lane, Great Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 95 | |
| Developable Site Area (ha): | 8.73 | Reason for discounted areas: | Sewage Pumping Station (0.03ha) | |
| Potential Yield: | 150 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Adjacent to a Protected Lane. Natural Green Space (Limited Access). 0.1ha under TPO/2008/046. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: 17SLAA25 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South East Of Main Road, Great Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 107 | |
| Developable Site Area (ha): | 1.48 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 32+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Adjacent Grade II listed building. Site within 15m of TPO/2013/008 which may contain veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: 17SLAA26 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East Of The Crescent, Little Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 112 | |
| Developable Site Area (ha): | 3.88 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 32+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Within 100m of Straw Brook Plantation (LoWS). | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|---|--------------------|
| SHELAA Reference: 17SLAA27 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Little Boyton Hall Farm, Boyton Hall Lane, Roxwell, Chelmsford, CM1 4LN | | | |
| Parish: | Roxwell | Total Score: | 84 | |
| Developable Site Area (ha): | 16.05 | Reason for discounted areas: | Oil pipe (0.041ha) | |
| Potential Yield: | 0 | Typology: | 32+33+34 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 4 | Site has direct access to or is adjacent to a primary road network | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicle access gained from the A1060. Grade 2 Listed Building within site. Natural Green Space (Limited Access). 4 trees within the site protected under TPO/1987/026. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---|--------------------|
| SHELAA Reference: 17SLAA28 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East Of Runwell Chase, Runwell, Wickford | | | |
| Parish: | Runwell | Total Score: | 92 | |
| Developable Site Area (ha): | 37.49 | Reason for discounted areas: | Gas pipe and Buffer (0.5ha) | |
| Potential Yield: | 459 | Typology: | 27 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. 1.726ha protected under TPO/2009/036, TPO/2007/164, TPO/2009/038, TPO/2007/163. Priority 4 contaminated land SOPC000013 within south western corner of site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|----------------------------------|--------------------|
| SHELAA Reference: 17SLAA29 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Bilton Road, Chelmsford, CM1 2UP | | | |
| Parish: | Chelmsford | Total Score: | 97 | |
| Developable Site Area (ha): | 3.27 | Reason for discounted areas: | Electricity substation (0.002ha) | |
| Potential Yield: | 293 | Typology: | 11 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. The site is accessed from Waterhouse Lane. Fifteen trees on boundary or just north of boundary protected under TPO/2002/067 and TPO/2003/095. Priority 3 contaminated land: SOPC000170, ECC CHL193 within site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Amber |
| Viability | 0 | Development is likely unviable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA30 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of Communication Station At Bushy Hill, Edwins Hall Road, Woodham Ferrers, Chelmsford | | | |
| Parish: | South Woodham Ferrers | Total Score: | 101 | |
| Developable Site Area (ha): | 36.74 | Reason for discounted areas: | | |
| Potential Yield: | 450 | Typology: | 27 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Vehicular access is available via Edwin's Hall Road. Adjacent Grade II * listed building. Adjacent to a Protected Lane. Site borders onto a group of trees protected by TPO/2009/048 which may contain veteran trees. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 17SLAA31 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South East Of Fortune Cottage, School Lane, Great Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 108 | |
| Developable Site Area (ha): | 0.35 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Private vehicle and pedestrian access to site. Adjacent to Grade 2 listed buildings. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|------------------------------|--------------------|
| SHELAA Reference: 17SLAA32 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Unit 1 The Applestore, Chantry Farm, Chantry Lane, Boreham, Chelmsford, CM3 3AN | | | |
| Parish: | Boreham | Total Score: | 97 | |
| Developable Site Area (ha): | 1.73 | Reason for discounted areas: | | |
| Potential Yield: | 39 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Current access is via Chantry Lane. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 18SLAA1 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North East Of Pemberton Lodge, 61 Brook End Road North, Springfield, Chelmsford, Essex | | | |
| Parish: | Springfield | Total Score: | 108 | |
| Developable Site Area (ha): | 0.87 | Reason for discounted areas: | Gas pipe and Buffer (0.02ha) | |
| Potential Yield: | 19 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Adjacent Grade II listed building. Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 18SLAA3 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Pondside Nursery And Yard, Chatham Green, Little Waltham, Chelmsford, Essex, CM3 3LE | | | |
| Parish: | Little Waltham | Total Score: | 113 | |
| Developable Site Area (ha): | 0.32 | Reason for discounted areas: | | |
| Potential Yield: | 14 | Typology: | 20 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Part of site deemed PDL as per 17/00539/CLEUD & 22/01735/CLEUD. Adjacent to A131. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 18SLAA4 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land North Of Elm Green Lane, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 110 | |
| Developable Site Area (ha): | 13.98 | Reason for discounted areas: | | |
| Potential Yield: | 240 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha on site protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI. Site also adja | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 18SLAA5 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Gay Bowers Farm, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD | | | |
| Parish: | West Hanningfield | Total Score: | 96 | |
| Developable Site Area (ha): | 5.8 | Reason for discounted areas: | | |
| Potential Yield: | 99 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. 0.192ha protected under TPO/2006/044 - mainly to the south and west but slivers of the TPO within the site; 0.042ha Temple Grove Ancient Woodland, ID 883 - almost identical coverage as the TPO | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 18SLAA6 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Poolman Ltd, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD | | | |
| Parish: | West Hanningfield | Total Score: | 98 | |
| Developable Site Area (ha): | 0.2 | Reason for discounted areas: | | |
| Potential Yield: | 6 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. TPO/2006/044 and Temple Grove Ancient Woodland, ID 883 within 15m to the south of the site | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 18SLAA7 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Footpath Rear Of Quilp Drive, Chelmsford, Essex | | | |
| Parish: | Broomfield | Total Score: | 112 | |
| Developable Site Area (ha): | 4.39 | Reason for discounted areas: | | |
| Potential Yield: | 75 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Access via track adjoining estate. Adjacent Grade II listed building. TPO/2003/004, TPO/2202/020 and TPO/1989/025 just touching the southern border of the site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 18SLAA8 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land North Of Oat Leys, Broomfield, Chelmsford | | | |
| Parish: | Broomfield | Total Score: | 114 | |
| Developable Site Area (ha): | 1.92 | Reason for discounted areas: | | |
| Potential Yield: | 43 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Access via Patching Hall Lane. Priority 4 contaminated land within site: SOPC000600. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 18SLAA9 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South Of Mashbury Road, Chignal, Chelmsford, Essex | | | |
| Parish: | Chignal | Total Score: | 107 | |
| Developable Site Area (ha): | 4.67 | Reason for discounted areas: | | |
| Potential Yield: | 80 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Promoted by both parties. Entire site not within promoters control. | | | |
| Achievability Criteria: | | | Achievability Rating: | Yellow |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|---------------------------------|--------------------|
| SHELAA Reference: 18SLAA11 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land South West Of Broomfield Place, Main Road, Broomfield, Chelmsford | | | |
| Parish: | Broomfield | Total Score: | 106 | |
| Developable Site Area (ha): | 19.51 | Reason for discounted areas: | Sewage Pumping Station (0.03ha) | |
| Potential Yield: | 335 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Green |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacent to Grade 2 listed building. Adjacent to buildings of local value. Handful of trees on boundary protected under TPO/2001/026, TPO/2002/129, TPO/2008/011. Priors | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|---|------------------------------|--------------------|
| SHELAA Reference: 18SLAA16 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Adjacent To Weighbridge Site, Brook Street, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 87 | |
| Developable Site Area (ha): | 1.53 | Reason for discounted areas: | | |
| Potential Yield: | 157 | Typology: | 13 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 0 | Site contains one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 0 | Ground treatment is expected to be required on the majority (90% or more) of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Local listed buildings within site. Part of building of local value. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Amber |
| Viability | 0 | Development is likely unviable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|---|---|--------------------|
| SHELAA Reference: 18SLAA17 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of The A12 East Of Southend Road, Great Baddow, Chelmsford, Essex | | | |
| Parish: | Great Baddow | Total Score: | 95 | |
| Developable Site Area (ha): | 11.034 | Reason for discounted areas: | Gas pipe and Buffer (1.086ha) | |
| Potential Yield: | 189 | Typology: | 2+32+33+34 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 0 | Site contains one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 1 | 25%-50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Part of building of local value. A number of trees within the site and to the east of the site are protected by TPO/2024/011 | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|---|--------------------|
| SHELAA Reference: 18SLAA18 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South Of 89 To 143 Galleywood Road, Great Baddow, Chelmsford, Essex | | | |
| Parish: | Great Baddow | Total Score: | 100 | |
| Developable Site Area (ha): | 7.95 | Reason for discounted areas: | | |
| Potential Yield: | 136 | Typology: | 2 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Access via Galleywood Road. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 18SLAA19 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of Mill Road, North End, Dunmow, Essex, CM6 3PE | | | |
| Parish: | Great Waltham | Total Score: | 99 | |
| Developable Site Area (ha): | 1.37 | Reason for discounted areas: | | |
| Potential Yield: | 31 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Access onto Mill Road. Adjacent to grade 2 listed buildings. 0.03ha protected under TPO/2000/008 covering the southern access to the site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 18SLAA20 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land North East Of 55 - 65 Peartree Lane, Bicknacre, Chelmsford, Essex | | | |
| Parish: | Bicknacre | Total Score: | 102 | |
| Developable Site Area (ha): | 1.51 | Reason for discounted areas: | | |
| Potential Yield: | 34 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Yellow |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. 0.019ha protected under TPO/2000/032 in the south eastern corner. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|--|--|--------------|--------------------|
| SHELAA Reference: 19SHELAA4 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land West Of Beauvoir Arms, Downham Road, Ramsden Heath, Billericay, Essex | | | |
| Parish: | South Hanningfield | Total Score: | 96 | |
| Developable Site Area (ha): | 0.25 | Reason for discounted areas: | | |
| Potential Yield: | 8 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent Grade II listed building. Outdoor Sport (Private). A single tree within 15m of the southern boundary protected by TPO/2005/030, this might be a veteran tree. Ancient Woodland ID 35m to the north west, also T | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|--|--|--------------|--------------------|
| SHELAA Reference: 19SHELAA5 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land Adjacent The Pines, Park Lane, Ramsden Heath, Billericay, Essex | | | |
| Parish: | South Hanningfield | Total Score: | 100 | |
| Developable Site Area (ha): | 0.27 | Reason for discounted areas: | | |
| Potential Yield: | 8 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|---|---|--------------------|
| SHELAA Reference: 19SHELAA6 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East Of Whitegates Farm, South Hanningfield Road, Rettendon, Chelmsford, Essex | | | |
| Parish: | Rettendon | Total Score: | 85 | |
| Developable Site Area (ha): | 3.69 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 32+33+34 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|--|---------------|--------------------|
| SHELAA Reference: 19SHELAA7 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Creeds Farm, School Lane, Great Leighs, Chelmsford, Essex, CM3 1NL | | | |
| Parish: | Great Leighs | Total Score: | 97 | |
| Developable Site Area (ha): | 3.37 | Reason for discounted areas: | | |
| Potential Yield: | 66 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent Grade II listed building. | | | |
| Availability Criteria: | | Availability Rating: | Yellow | |
| Land Ownership | 0 | Known to be in particularly complex/multiple ownership | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Multiple ownership. No evidence of all landowner/s support with submission. Site in use for other purposes. Entire site not within promoters control. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|--|--|--------------|--------------------|
| SHELAA Reference: 19SHELAA8 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex | | | |
| Parish: | South Hanningfield | Total Score: | 110 | |
| Developable Site Area (ha): | 0.15 | Reason for discounted areas: | | |
| Potential Yield: | 5 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|--|------------------------------|--------------------|
| SHELAA Reference: 19SHELAA9 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex | | | |
| Parish: | South Hanningfield | Total Score: | 108 | |
| Developable Site Area (ha): | 1.08 | Reason for discounted areas: | | |
| Potential Yield: | 24 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 19SHELAA10 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South West Of Allotment Gardens, Hall Lane, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 106 | |
| Developable Site Area (ha): | 0.27 | Reason for discounted areas: | | |
| Potential Yield: | 8 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 1 | 25%-50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Within 15m of group of trees protected by TPO/2000/056, may contain veteran trees. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|------------|--------------------|
| SHELAA Reference: 19SHELAA12 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South West Of Warehouse, Highwood Road, Highwood, Chelmsford, Essex | | | |
| Parish: | Writtle | Total Score: | 83 | |
| Developable Site Area (ha): | 1.07 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 32+33+34 | |
| Proposed Use: | Employment | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | | Red |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Within 100m of Lee Wood (LoWS). | | | |
| Availability Criteria: | | Availability Rating: | | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | 22/02304/OUT received, yet to be determined | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|---|--------------|--------------------|
| SHELAA Reference: 19SHELAA13 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Paddock Opposite Powers Farm, Cranham Road, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 92 | |
| Developable Site Area (ha): | 4.66 | Reason for discounted areas: | | |
| Potential Yield: | 80 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. Adjacent Grade II listed building. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|--|---|--------------------|
| SHELAA Reference: 20SHELAA3 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land At Ilgars Farm, West Of Willow Grove, South Woodham Ferrers, Chelmsford, Essex | | | |
| Parish: | South Woodham Ferrers | Total Score: | 117 | |
| Developable Site Area (ha): | 14.44 | Reason for discounted areas: | Electricity line (0.06ha) | |
| Potential Yield: | 248 | Typology: | 1+32+33+34 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | 4 | Site has direct access to or is adjacent to a primary road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|---|--------------|--------------------|
| SHELAA Reference: 20SHELAA5 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land West Of Mayes Farm, Mayes Lane, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 96 | |
| Developable Site Area (ha): | 3.85 | Reason for discounted areas: | | |
| Potential Yield: | 75 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Adjacent Grade II listed building. Within 100m of Sandon Pit (LoWS). Adjacent to Historic landfill: EAHL00476; Priority 2: SOPC000334. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA1 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land West Of Pitt Place, Church Street, Great Baddow, Chelmsford, Essex | | | |
| Parish: | Great Baddow | Total Score: | 105 | |
| Developable Site Area (ha): | 0.69 | Reason for discounted areas: | | |
| Potential Yield: | 13 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access via Church Street. Adjacent to Grade II Listed Building. Historic Landfill EAHL00479. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA3 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of Peartree Cottage, Braintree Road, Little Waltham, Chelmsford | | | |
| Parish: | Little Waltham | Total Score: | 103 | |
| Developable Site Area (ha): | 0.5 | Reason for discounted areas: | | |
| Potential Yield: | 10 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|--|--|-----------------------------|--------------------|
| SHELAA Reference: 21SHELAA4 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land At Ilgars Farm West Of Willow Grove, South Woodham Ferrers, Chelmsford, Essex | | | |
| Parish: | South Woodham Ferrers | Total Score: | 108 | |
| Developable Site Area (ha): | 54.978 | Reason for discounted areas: | Electricity lines (0.182ha) | |
| Potential Yield: | 862 | Typology: | 26 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 0 | Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access via Willow Grove. Small part of site in FZ2. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|--|--|---|--------------------|
| SHELAA Reference: 21SHELAA5 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land North Of Sandon Lodge, Woodhill Road, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 89 | |
| Developable Site Area (ha): | 22.08 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 33+34 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 4 | Site has direct access to or is adjacent to a primary road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|--|-----------------------------------|--------------------|
| SHELAA Reference: 21SHELAA7 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South West Of Hayes Leisure Park, Hayes Chase, Battlesbridge, Wickford, Essex | | | |
| Parish: | Rettendon | Total Score: | 90 | |
| Developable Site Area (ha): | 36.135 | Reason for discounted areas: | Gas Pipeline and Buffer (0.355ha) | |
| Potential Yield: | 443 | Typology: | 27 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access via road from Burnham Road. Crouch and Roach Estuaries (SSSI), SAC and Special Protection Area/Ramsar Site lie partially within the site boundary. SOPC000017 Priority 4 Contaminated Lane. | | | |
| Availability Criteria: | | Availability Rating: | | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA9 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land West Of Eastham, Main Road, South Woodham Ferrers, Chelmsford, Essex | | | |
| Parish: | South Woodham Ferrers | Total Score: | 114 | |
| Developable Site Area (ha): | 1.34 | Reason for discounted areas: | | |
| Potential Yield: | 30 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA10 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land Rear Of 7 Willowmeade, Ramsden Heath, Essex | | | |
| Parish: | South Hanningfield | Total Score: | 103 | |
| Developable Site Area (ha): | 0.12 | Reason for discounted areas: | | |
| Potential Yield: | 4 | Typology: | 19 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Currently part of a residential garden | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|---|---|--------------------|
| SHELAA Reference: 21SHELAA11 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Novera Generation, Roxwell Quarry, Boyton Cross, Roxwell, Chelmsford, Essex, CM1 4LT | | | |
| Parish: | Roxwell | Total Score: | 82 | |
| Developable Site Area (ha): | 9.38 | Reason for discounted areas: | Electricity substation (0.001ha) | |
| Potential Yield: | 0 | Typology: | 33+34 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 0 | Ground treatment is expected to be required on the majority (90% or more) of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Priority 4 Contaminated Land SC000006. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently used for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA14 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of Steepleview, Butts Green Road, Sandon, Chelmsford | | | |
| Parish: | Sandon | Total Score: | 104 | |
| Developable Site Area (ha): | 3.12 | Reason for discounted areas: | | |
| Potential Yield: | 61 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Potential vehicular from Butt's Green Road. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA16 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of Tally Ho, Sandon Hall Bridleway, Sandon, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 102 | |
| Developable Site Area (ha): | 1.81 | Reason for discounted areas: | | |
| Potential Yield: | 41 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. In range of bus stops. TPO/1992/001 within the site. Also a woodland TPO, TPO/2024/18 within 15m to the west of the site, may contain veteran trees. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently used for other purpose. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA17 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land At Fultons Farm, Lodge Road, Bicknacre, Chelmsford, Essex | | | |
| Parish: | Bicknacre | Total Score: | 96 | |
| Developable Site Area (ha): | 1.18 | Reason for discounted areas: | | |
| Potential Yield: | 26 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Vehicular access from Lodge Road. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently used for other purpose. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|---|--------------|--------------------|
| SHELAA Reference: 21SHELAA18 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Kay-Metzeler Ltd, Brook Street, Chelmsford, CM1 1UQ | | | |
| Parish: | Chelmsford | Total Score: | 89 | |
| Developable Site Area (ha): | 1.44 | Reason for discounted areas: | | |
| Potential Yield: | 147 | Typology: | 13 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 0 | Ground treatment is expected to be required on the majority (90% or more) of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Adjacent Grade II Listed Building.TPO/1985/010 covering four trees along New Street frontage. Priority 4 Contaminated Land SOPC000138. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently used for other purpose. | | | |
| Achievability Criteria: | | Achievability Rating: | Amber | |
| Viability | 0 | Development is likely unviable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA19 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South West Of, Brook Hill, Little Waltham, Chelmsford | | | |
| Parish: | Little Waltham | Total Score: | 92 | |
| Developable Site Area (ha): | 0.88 | Reason for discounted areas: | | |
| Potential Yield: | 20 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 0 | There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 4 | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Residential development and greenspace along northern boundary preventing possible access. Adjacent to Conservation Area. Natural Green Space (Limited Access). Site wholly within Village Meadow (LoWS). A couple of t | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|---|---------------|--------------------|
| SHELAA Reference: 21SHELAA20 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land Rear Of Owls, Waltham Road, Boreham, Chelmsford | | | |
| Parish: | Boreham | Total Score: | 99 | |
| Developable Site Area (ha): | 5.17 | Reason for discounted areas: | | |
| Potential Yield: | 89 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Yellow | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. TPO/2022/014 within the site and Boreham Road Gravel Pits (LoWS) immediately to the west. Also a single tree covered by TPO/2022/014 on the western boundary. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|---|---|--------------------|
| SHELAA Reference: 21SHELAA21 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land North Of Boreham Industrial Estate, Waltham Road, Boreham, Chelmsford | | | |
| Parish: | Boreham | Total Score: | 80 | |
| Developable Site Area (ha): | 1.8 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 32+34 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Yellow | |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular and pedestrian access available from Euromix. LoWS on the very north western edge of the site. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA23 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North Of Meadowgate, Stock, Ingatestone, Essex | | | |
| Parish: | Stock | Total Score: | 98 | |
| Developable Site Area (ha): | 0.77 | Reason for discounted areas: | | |
| Potential Yield: | 15 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access from Meadowgate. TPO/2001/105 borders the north western edge of the site (Woodland TPO). | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|---------------|--------------------|
| SHELAA Reference: 21SHELAA27 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East Of St Cleres Cottages, Main Road, Danbury, Chelmsford | | | |
| Parish: | Danbury | Total Score: | 100 | |
| Developable Site Area (ha): | 0.57 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access from Main Road. Adjacent Grade II listed building. Within 100m of Danbury Park (LoWS). | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA30 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Jackletts Farm, Slough Road, Danbury, Chelmsford, Essex, CM3 4LX | | | |
| Parish: | Danbury | Total Score: | 83 | |
| Developable Site Area (ha): | 1.12 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 32+34 | |
| Proposed Use: | Employment | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Vehicular access from Slough Road. Adjacent to Protected Lane. Within 100m of Slough house Wood (LoWS) and Ancient Woodland, ID 857. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA33 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South East Of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 111 | |
| Developable Site Area (ha): | 1.45 | Reason for discounted areas: | | |
| Potential Yield: | 32 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access available from track in adjacent to Baileys Cottage. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|---|--------------------|
| SHELAA Reference: 21SHELAA41 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Adjacent Reeds Spring, Roxwell Road, Writtle, Chelmsford, Essex | | | |
| Parish: | Roxwell | Total Score: | 100 | |
| Developable Site Area (ha): | 42.53 | Reason for discounted areas: | | |
| Potential Yield: | 521 | Typology: | 27 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 4 | Site has direct access to or is adjacent to a primary road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access from A1060. Adjacent to Grade II listed building. Within 100m of TPOs. Boyton Cross Historic Landfill on western corner of site. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|---------------------------------|--------------------|
| SHELAA Reference: 21SHELAA42 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East Of Imbirds Yard, Souther Cross Road, Good Easter, Chelmsford, Essex | | | |
| Parish: | Good Easter | Total Score: | 99 | |
| Developable Site Area (ha): | 6.63 | Reason for discounted areas: | Sewage Pumping Station (0.03ha) | |
| Potential Yield: | 114 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access via Souther Cross Road. Covers part of Conservation Area. Adjacent to Grade II Listed Building. Within 100m of TPO. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA43 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land North East Of Little Fields, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 107 | |
| Developable Site Area (ha): | 1.15 | Reason for discounted areas: | | |
| Potential Yield: | 26 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Access via private gate off Little Fields. Within 100m of TPO. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA46 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South Of Corner Cottage, Woodhill Road, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 103 | |
| Developable Site Area (ha): | 0.17 | Reason for discounted areas: | | |
| Potential Yield: | 5 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Within 100m of Danbury Country Park (LoWS). | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA47 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South Of Bakery Cottage, Chatham Green, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 104 | |
| Developable Site Area (ha): | 0.34 | Reason for discounted areas: | | |
| Potential Yield: | 10 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 3 | Site is thought to be adjacent to one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Adjacent to Grade II Listed Buildings. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA48 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North West Of Bowfield, Farmbridge End Road, Roxwell, Chelmsford, Essex | | | |
| Parish: | Roxwell | Total Score: | 111 | |
| Developable Site Area (ha): | 0.9 | Reason for discounted areas: | | |
| Potential Yield: | 20 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Informal access at northern edge of site. Adjacent Grade II listed building. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA49 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Kingsgate, Bicknacre Road, Bicknacre, Chelmsford, CM3 4ES | | | |
| Parish: | Bicknacre | Total Score: | 106 | |
| Developable Site Area (ha): | 1.33 | Reason for discounted areas: | | |
| Potential Yield: | 30 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Within 15m of a tree belt to the south covered by TPO/2014/025, some may be veteran trees. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA50 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land West Of Twitty Fee, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 109 | |
| Developable Site Area (ha): | 3.62 | Reason for discounted areas: | | |
| Potential Yield: | 71 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Vehicular access from Runsell Lane. Adjacent to a Protected Lane. Site within 15m of Woodland TPOs to the north west, TPO/1981/002, which may contain veteran trees. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA51 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Field Rear Of 7 To 8 The Greenway, Runwell, Wickford, Essex | | | |
| Parish: | Runwell | Total Score: | 104 | |
| Developable Site Area (ha): | 0.35 | Reason for discounted areas: | | |
| Potential Yield: | 11 | Typology: | 17 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access via existing access rear of 7 The Greenway. Within 100m of TPO/2005/036. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|---|--------------------|
| SHELAA Reference: 21SHELAA52 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Inspire House, Hollycroft, Great Baddow, Chelmsford, Essex, CM2 7FW | | | |
| Parish: | Great Baddow | Total Score: | 103 | |
| Developable Site Area (ha): | 1.97 | Reason for discounted areas: | | |
| Potential Yield: | 44 | Typology: | 3 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Site within 15m of a tree belt to the north covered by TPO/2006/053. This may contain veteran trees. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA54 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Haven Farm, Goat Hall Lane, Chelmsford, Essex, CM2 8PH | | | |
| Parish: | Chelmsford | Total Score: | 88 | |
| Developable Site Area (ha): | 1.08 | Reason for discounted areas: | | |
| Potential Yield: | 24 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|-------------------------------|--------------------|
| SHELAA Reference: 21SHELAA57 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Roxwell Quarry, Roxwell Road, Roxwell, Chelmsford, Essex, CM1 4LT | | | |
| Parish: | Roxwell | Total Score: | 78 | |
| Developable Site Area (ha): | 103.432 | Reason for discounted areas: | Gas Pipe and Buffer (1.708ha) | |
| Potential Yield: | 0 | Typology: | N/A | |
| Proposed Use: | Community Facility | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 0 | Ground treatment is expected to be required on the majority (90% or more) of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Partly within area of Scheduled Monument. Adjacent to grade II Listed Buildings. Adjacent to Local Listed Building. TPO/2001/042 within the site.SPC000860 Sand & Gravel Pit covers the whole site. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 3 | Development is marginal | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | No evidence of viability provided | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA59 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of Field End, Sandon Hall Bridleway, Sandon, Chelmsford, Essex, CM2 7RL | | | |
| Parish: | Sandon | Total Score: | 101 | |
| Developable Site Area (ha): | 1.27 | Reason for discounted areas: | | |
| Potential Yield: | 28 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Woodland TPO/2024/018 covers the majority of the site. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|---|--------------|--------------------|
| SHELAA Reference: 21SHELAA60 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North And South Of Peverels Farm, Domsey Lane, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 86 | |
| Developable Site Area (ha): | 5.95 | Reason for discounted areas: | | |
| Potential Yield: | 102 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. Grade II listed Building in site.TPO/2003/007 around the edges of the site, mainly inside. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA61 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North East Of Lilley Farm, School Lane, Great Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 104 | |
| Developable Site Area (ha): | 1.45 | Reason for discounted areas: | | |
| Potential Yield: | 32 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Adjacent to Grade II Listed Buildings. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA62 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Ivy Hill Hotel, Writtle Road, Margarettng, Ingatestone, CM4 OEH | | | |
| Parish: | Margarettng | Total Score: | 80 | |
| Developable Site Area (ha): | 3.08 | Reason for discounted areas: | | |
| Potential Yield: | 60 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Groups of trees or individual trees on site protected by TPO/2000/044. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA63 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | The Granary Car Park, Victoria Road, Chelmsford, CM2 6LH | | | |
| Parish: | Chelmsford | Total Score: | 101 | |
| Developable Site Area (ha): | 0.74 | Reason for discounted areas: | | |
| Potential Yield: | 47 | Typology: | 15 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 1 | 25%-50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Adjacent Grade II Listed Buildings. Accessible Natural Green Space. TPO/2001/053, TPO/1995/021, TPO/2004/057 and Chelmer Valley Riverside (LoWS) within the site. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA64 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land East Of 118 To 124 Plantation Road, Boreham, Chelmsford, Essex | | | |
| Parish: | Boreham | Total Score: | 109 | |
| Developable Site Area (ha): | 0.76 | Reason for discounted areas: | | |
| Potential Yield: | 15 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Informal access off of Plantation Road. Adjacent to conservation area and Grade II listed building. Within 100m of TPO/1992/027. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|---|--------------------|
| SHELAA Reference: 21SHELAA65 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East Of Braintree Road, Little Waltham, Chelmsford | | | |
| Parish: | Little Waltham | Total Score: | 105 | |
| Developable Site Area (ha): | 68.7 | Reason for discounted areas: | | |
| Potential Yield: | 1077 | Typology: | 26 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA66 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Field At Grid Reference 571030 215770, Hyde Hall Lane, Great Waltham, Chelmsford, Essex | | | |
| Parish: | Great Waltham | Total Score: | 93 | |
| Developable Site Area (ha): | 170.273 | Reason for discounted areas: | Electricity substation (0.007ha), Sewage Pumping Station (0.03ha) | |
| Potential Yield: | 2384 | Typology: | 23+31+37 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 0 | Site is wholly/partially located within an existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent to Grade II Listed Buildings. Protected Lanes run through and adjacent to site. TPO/2023/001. Adjacent to Great Hyde Wood Ancient Woodland | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA67 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South West Of 52 Maldon Road, Danbury, Chelmsford | | | |
| Parish: | Danbury | Total Score: | 101 | |
| Developable Site Area (ha): | 0.66 | Reason for discounted areas: | | |
| Potential Yield: | 13 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Within Conservation Area. Adjacent to Protected Lane. TPO/2002/064 within the site. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA68 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land North Of St Swithins Cottages, Howe Green, Chelmsford, Essex | | | |
| Parish: | Sandon | Total Score: | 83 | |
| Developable Site Area (ha): | 45.619 | Reason for discounted areas: | Electricity line (0.147ha), Gas pipeline and buffer (0.824ha) | |
| Potential Yield: | 0 | Typology: | 32+33+34 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Yellow | |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Accesses via Southen Road and Sandon Hall Bridleway. Adjacent to Grade II Listed Buildings. Sandon Pit (LoWS) within part of the site. Priority 2 Contaminated Lane immediately to the north of the site SOPC000823. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA70 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East Of BanTERS Lane, BanTERS Lane, Great Leighs, Chelmsford | | | |
| Parish: | Great Leighs | Total Score: | 94 | |
| Developable Site Area (ha): | 11.38 | Reason for discounted areas: | | |
| Potential Yield: | 195 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. Vehicular access from BanTERS Lane and track off Mill Lane. Site adjacent Bushy Wood (LoWS) and TPO/2005/038 lies inside site boundary. Bushy / Breams Wood ancient and semi natural woodland adjacent to the site ch1376, ch1377, ch1374, chl | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------------------------|--------------------|
| SHELAA Reference: 21SHELAA71 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Street Record Can Bridge Way, Chelmsford, Essex | | | |
| Parish: | Chelmsford | Total Score: | 89 | |
| Developable Site Area (ha): | 3.29 | Reason for discounted areas: | Sewage Pumping Station (0.1ha) | |
| Potential Yield: | 295 | Typology: | 11 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 0 | Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Vehicular access from High Bridge Road, Baddow Road and Can Bridge Way. Adjacent to Scheduled monument. Adjacent to two Conservation Areas. Adajcent Grade II listed bulidings.Part of site lies within the Chelmer V | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of CW1b | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Amber | |
| Viability | 0 | Development is likely unviable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA72 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Agricultural Barn, School Lane, Great Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 86 | |
| Developable Site Area (ha): | 41 | Reason for discounted areas: | Electricity substation (0.01ha), Sewage Pumping Station (0.05ha) | |
| Potential Yield: | 502 | Typology: | 27 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access from Rectory Lane and School Lane. Grade II Listed Building on site and adjacent to Grade II listed building. Adjacent to Protected Lane. Natural Green Space (Limited Access). Within 100m of Phyllis C | | | |
| Availability Criteria: | | Availability Rating: | Yellow | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Some unknowns over access and ownership. Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|---------------|--------------------|
| SHELAA Reference: 21SHELAA74 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Vodafone, Telecommunications Mast 795, Carlton Farm, Beehive Lane, Galleywood, Chelmsford | | | |
| Parish: | Galleywood | Total Score: | 104 | |
| Developable Site Area (ha): | 29.87 | Reason for discounted areas: | | |
| Potential Yield: | 366 | Typology: | 27 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building. | | | |
| Availability Criteria: | | Availability Rating: | Yellow | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|---------------|--------------------|
| SHELAA Reference: 21SHELAA76 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land North And West Of Kingsgate, Bicknacre Road, Danbury, Chelmsford | | | |
| Parish: | Danbury | Total Score: | 102 | |
| Developable Site Area (ha): | 5.89 | Reason for discounted areas: | | |
| Potential Yield: | 101 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Within 15m of tree belts to the south covered by TPO/2014/025 which may contain veteran trees.SOPC000777, ch156. | | | |
| Availability Criteria: | | Availability Rating: | Yellow | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA77 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Falcon Bowling And Social Club, Channels Drive, Broomfield, Chelmsford, CM3 3FB | | | |
| Parish: | Broomfield | Total Score: | 98 | |
| Developable Site Area (ha): | 2.778 | Reason for discounted areas: | Electricity substation (0.002ha) | |
| Potential Yield: | 54 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. In range of bus stops. Outdoor Sport (Private). Within 100m of a tree protected by a TPO.SOPC000009, SOPC000010, prchl12, SOPC000909, SOPC001015, SOPC000008, prchl10. | | | |
| Availability Criteria: | | Availability Rating: | Yellow | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA78 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land North Of Orchard Way, Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 112 | |
| Developable Site Area (ha): | 1.19 | Reason for discounted areas: | | |
| Potential Yield: | 27 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. TPO/1992/027 within 15m of the boundary. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|---|---|--------------------|
| SHELAA Reference: 21SHELAA79 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South Of Channels Drive Roundabout, Channels Drive, Broomfield, Chelmsford | | | |
| Parish: | Broomfield | Total Score: | 79 | |
| Developable Site Area (ha): | 39.414 | Reason for discounted areas: | Gas pipeline and buffer (0.286ha) | |
| Potential Yield: | 0 | Typology: | 32+33+36 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access from Mill Lane. Adjacent to Grade II Listed Building. Natural Green Space (Limited Access). Site borders Chelmer Mosaic (LoWS) and Woodland TPO/2006/017 to the north with a slight overlap. SOPC000908 | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|---------------|--------------------|
| SHELAA Reference: 21SHELAA80 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land Between Back Lane And Essex Regiment Way, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 83 | |
| Developable Site Area (ha): | 3.18 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | N/A | |
| Proposed Use: | Community Facility | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 0 | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of P&R and bus stops. Vehicular access would have to be created from A130. Outdoor Sports (Private). | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Potential legal implications surrounding existing golf uses. Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 3 | Development is marginal | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | No evidence of viability provided | | | |

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|---|--|--|---------------|--------------------|
| SHELAA Reference: 21SHELAA81 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Field South Of Little Waltham Lodge, Main Road, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 100 | |
| Developable Site Area (ha): | 6.96 | Reason for discounted areas: | | |
| Potential Yield: | 119 | Typology: | 2 | |
| Proposed Use: | Residential - Older persons | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Yellow | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Adjacent Grade II Listed Building. Many trees protected by TPO/2001/040 including along the west and east of the site, TPO/2001/040 and many individual trees. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|---|--------------|--------------------|
| SHELAA Reference: 21SHELAA82 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East Of The Anchor, Runsell Green, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 102 | |
| Developable Site Area (ha): | 3.84 | Reason for discounted areas: | | |
| Potential Yield: | 75 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Informal access off Maldon Road. Adjacent to Grade II Listed Building. Trees protected by TPO/1990/023 mainly straddling the eastern boundary. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA83 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Silver Ash, Cranham Road, Little Waltham, Chelmsford, Essex, CM3 3NB | | | |
| Parish: | Little Waltham | Total Score: | 76 | |
| Developable Site Area (ha): | 0.41 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 33+34 | |
| Proposed Use: | Employment | Comments on the size of site: | Current size of site is not suitable for large scale industrial use | |
| Suitability Criteria: | | | Suitability Rating: | Amber |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Within 100m of TPO/2003/007. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|---|---------------|--------------------|
| SHELAA Reference: 21SHELAA84 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North, South And East Of Sheepcotes Wood, Essex Regiment Way, Little Waltham, Chelmsford, Essex | | | |
| Parish: | Little Waltham | Total Score: | 94 | |
| Developable Site Area (ha): | 57.88 | Reason for discounted areas: | | |
| Potential Yield: | 908 | Typology: | 26 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 3 | Site is thought to be adjacent to one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access via track off Essex Regiment Way. Adjacent to Grade II Listed Buildings. Natural Green Space (Limited Access). Stonage Wood (LoWS) lies within the site and surrounds Sheepcotes Wood (LoWS) Ancient Wo | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|---|---|---|---|--------------------|
| SHELAA Reference: 21SHELAA85 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East And North East Of Three Mile Hill Roundabout, Margaretting, Ingatestone, Essex | | | |
| Parish: | Margaretting | Total Score: | 81 | |
| Developable Site Area (ha): | 33.3 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 33+35+36 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 0 | Site is thought to contain one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Within 100m of Hylands Park (LoWS). Tree protected by TPO/2004/023 on the south-western boundary.SOPC000445, chl542 on the centre of the site. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|-----------------------------------|--------------------|
| SHELAA Reference: 21SHELAA86 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land North East Of Batemans Cottages, Boyton Cross, Roxwell, Chelmsford | | | |
| Parish: | Roxwell | Total Score: | 96 | |
| Developable Site Area (ha): | 0.723 | Reason for discounted areas: | Gas installation buffer (8.497ha) | |
| Potential Yield: | 0 | Typology: | N/A | |
| Proposed Use: | Community Facility | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 0 | Site is thought to contain one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. SOPC000202 on southern half of site. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 3 | Development is marginal | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | No evidence of viability provided | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA88 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North West Of Gubbions Hall Farm, BanTERS Lane, Great Leighs, Chelmsford | | | |
| Parish: | Great Leighs | Total Score: | 98 | |
| Developable Site Area (ha): | 6.87 | Reason for discounted areas: | | |
| Potential Yield: | 118 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. Vehicular access via BanTERS Lane. Adjacent Sandylay and Moat Woods (LoWS) and Essex Wildlife Trust Nature Reserve and Ancient Woodland, ID 828. SOPC000653 on the northern boundary, chl644. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA89 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land East Of Little Rye Fields, Little Rye Fields, Chelmsford | | | |
| Parish: | Great Leighs | Total Score: | 106 | |
| Developable Site Area (ha): | 2.48 | Reason for discounted areas: | | |
| Potential Yield: | 49 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Trees along the western boundary protected under TPO/2014/031 and adjacent Sandylay and Moat Woods (LoWS) and Essex Wildlife Trust Nature Reserve and Ancient Woodland, ID 828 . | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|---------------|--------------------|
| SHELAA Reference: 21SHELAA90 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Field Adjacent Mill House, Mill Lane, Great Leighs, Chelmsford, Essex | | | |
| Parish: | Great Leighs | Total Score: | 97 | |
| Developable Site Area (ha): | 12 | Reason for discounted areas: | | |
| Potential Yield: | 206 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Adjacent to Grade II Listed Building and Scheduled Monument. Adjacent Sandylay and Moat Woods (LoWS) and Essex Wildlife Trust Nature Reserve and Ancient Woodland, ID 828. Also within 15m of trees protected by TPO/1984/018 which may be veter | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA91 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land Adjacent The Fox And Raven, Chelmer Village Way, Springfield, Chelmsford, Essex | | | |
| Parish: | Springfield | Total Score: | 90 | |
| Developable Site Area (ha): | 1.64 | Reason for discounted areas: | | |
| Potential Yield: | 37 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 1 | 25%-50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Site is within Conservation Area. Adjacent to Grade II Listed Building. Accessible Natural Green Space. Chelmsford Watermeadows (LoWS) approx half of site area. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site already allocated in the Local Plan for future recreation use/SuDS | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA92 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Site Huts, Chelmer Viaduct Development Site, Chelmer Road, Chelmsford, Essex | | | |
| Parish: | Chelmsford | Total Score: | 93 | |
| Developable Site Area (ha): | 10.944 | Reason for discounted areas: | Gas pipeline and buffer (0.246ha) | |
| Potential Yield: | 188 | Typology: | 2 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 4 | Site has direct access to or is adjacent to a primary road network | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Site is within Conservation Area. Adjacent to Grade II Listed Buildings. Accessible Natural Green Space. Chelmsford Watermeadows (LoWS). | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site already allocated in the Local Plan for future recreation use/SuDS | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA93 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South West Of Pease Hall, Sandford Mill Road, Springfield, Chelmsford | | | |
| Parish: | Springfield | Total Score: | 93 | |
| Developable Site Area (ha): | 20.406 | Reason for discounted areas: | Gas pipeline and buffer (0.184ha) | |
| Potential Yield: | 350 | Typology: | 1 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 0 | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access from Mill Vue Road and Sandford Mill Road. Site is within Conservation Area. Adjacent to Grade II Listed Buildings. Accessible Natural Green Space. Number of protected trees on site boundary, TPO/200 | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Site already allocated in the Local Plan for future recreation use/SuDS | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA95 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North West Of Hareswood, Elm Green Lane, Danbury, Chelmsford, Essex | | | |
| Parish: | Danbury | Total Score: | 100 | |
| Developable Site Area (ha): | 1.25 | Reason for discounted areas: | | |
| Potential Yield: | 28 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access from Riffhams Lane and Elm Green Lane. Adjacent to Registered Park and Garden. Site is adjacent to a Protected Lane. A group of trees protected by TPO/1979/009 lies within the site as well as 2 tree | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA96 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land At Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex | | | |
| Parish: | Boreham | Total Score: | 69 | |
| Developable Site Area (ha): | 48.689 | Reason for discounted areas: | Electricity line (0.336ha), Gas pipeline and buffer (0.225ha) | |
| Potential Yield: | 0 | Typology: | 32+33+34 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Yellow | |
| Proximity to Employment Areas | N/A | | | |
| Impact on Retail Areas | N/A | | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 0 | Site contains one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 0 | Over 50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Part of site in Conservation Area. Adjacent to Registered Park and Garden. Adjacent to Grade I Listed Building. Natural Green Space (Limited Access). Site borders Boreham House RPG and River Chelmer (LoWS). Tree bel | | | |
| Availability Criteria: | | Availability Rating: | Yellow | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | 22/02270/FUL received, yet to be determined | | | |
| Comments on Availability | Potential for issues in removal of existing uses. Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|---------------|--------------------|
| SHELAA Reference: 21SHELAA97 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land Southeast And West Of Garage Block, Hunts Close, Writtle, Chelmsford, Essex | | | |
| Parish: | Writtle | Total Score: | 88 | |
| Developable Site Area (ha): | 52.7 | Reason for discounted areas: | | |
| Potential Yield: | 826 | Typology: | 26 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. In range of bus stops. Vehicular access from Paradise Road. Part of site adjacent to Registered Park and Garden. Adjacent to Conservation Area. Opposite Local Listed Building. Park and Recreation Ground. Trees protected by TPO 2008/051 w | | | |
| Availability Criteria: | | Availability Rating: | Yellow | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Site currently in use for other purposes. | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------|--------------------|
| SHELAA Reference: 21SHELAA98 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North East Of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex | | | |
| Parish: | Writtle | Total Score: | 85 | |
| Developable Site Area (ha): | 36.96 | Reason for discounted areas: | | |
| Potential Yield: | 453 | Typology: | 27 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Vehicular access from Chelmsford Road. Part of site adjacent to Conservation area. Opposite Local Listed Building. Adjacent to Landscape of Local Interest. Natural Green Space (Limited Access). Part of site | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA99 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land North South East And West Of Pontlands Park Hotel, West Hanningfield Road, Great Baddow, Chelmsford | | | |
| Parish: | Great Baddow | Total Score: | 92 | |
| Developable Site Area (ha): | 21.81 | Reason for discounted areas: | | |
| Potential Yield: | 374 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 2 | Up to 25% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. In range of bus stops. Vehicular access from Church Street. Adjacent Grade II listed Listed Buildings. Natural Green Space (Limited Access). Trees protected by TPO/2005/026 along the boundary by the entrance to and around Pontlands Park Ho | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 21SHELAA100 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land South West Of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford, Essex | | | |
| Parish: | Broomfield | Total Score: | 99 | |
| Developable Site Area (ha): | 12.63 | Reason for discounted areas: | | |
| Potential Yield: | 217 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Yellow | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Three protected trees on south eastern site boundary (TPO02003/004, TPO/2002/020 and TPO/1986/025). | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|--|---------------------------------|--------------------|
| SHELAA Reference: 21SHELAA101 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Land South West Of Broomfield Place, Main Road, Broomfield, Chelmsford | | | |
| Parish: | Broomfield | Total Score: | 103 | |
| Developable Site Area (ha): | 26.24 | Reason for discounted areas: | Sewage Pumping Station (0.03ha) | |
| Potential Yield: | 450 | Typology: | 1 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacent to Grade II Listed Buildings and Local Listed Buildings. A number of protected trees along the boundary of the site (TPO/2002/019, TPO/2001/026 and TPO/2008/ | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|---|--------------|--------------------|
| SHELAA Reference: 22SHELAA7 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of Mayes Farm, Mayes Lane, Sandon | | | |
| Parish: | Sandon | Total Score: | 108 | |
| Developable Site Area (ha): | 6.85 | Reason for discounted areas: | | |
| Potential Yield: | 117 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Minerals safeguarding | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------|--------------------|
| SHELAA Reference: 22SHELAA10 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land rear of 38 - 44A Brock Hill Runwell Wickford SS117NY | | | |
| Parish: | Runwell | Total Score: | 94 | |
| Developable Site Area (ha): | 0.88 | Reason for discounted areas: | | |
| Potential Yield: | 20 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 0 | There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Access | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|---------------|--------------------|
| SHELAA Reference: 22SHELAA12 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Storage 115 Brock Hill Runwell Wickford SS17NJ | | | |
| Parish: | Runwell | Total Score: | 99 | |
| Developable Site Area (ha): | 6.28 | Reason for discounted areas: | | |
| Potential Yield: | 108 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. Tree protected by TPO/2004/001 just to the east of the boundary, it might be a veteran tree. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|--|---|--|--------------|--------------------|
| SHELAA Reference: 22SHELAA9 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Smithfield Nursery Woodham Road Battlesbridge Wickford SS11 7QW | | | |
| Parish: | Rettendon | Total Score: | 102 | |
| Developable Site Area (ha): | 3.53 | Reason for discounted areas: | | |
| Potential Yield: | 69 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 22SHELAA14 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North East of 17 Old Bell Lane Rettenden Chelmsford | | | |
| Parish: | Rettendon | Total Score: | 106 | |
| Developable Site Area (ha): | 0.19 | Reason for discounted areas: | | |
| Potential Yield: | 6 | Typology: | 18 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 3 | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 3 | Site may possibly face legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | Access | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 22SHELAA17 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land East of Priors, Hollow Lane, Broomfield | | | |
| Parish: | Broomfield | Total Score: | 106 | |
| Developable Site Area (ha): | 2.24 | Reason for discounted areas: | | |
| Potential Yield: | 44 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|---|------------------------------|--------------------|
| SHELAA Reference: 22SHELAA21 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land West of Round Hills Church Road Ramsden Heath CM11 1PT | | | |
| Parish: | South Hanningfield | Total Score: | 105 | |
| Developable Site Area (ha): | 3.34 | Reason for discounted areas: | | |
| Potential Yield: | 65 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 4 | Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired/safeguarded use has ceased/site or infrastructure is considered unsuitable for | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|---------------|--------------------|
| SHELAA Reference: 22SHELAA20 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Telephone Exchange Mill Lane Ramsden Heath Billericay CM11 1LY | | | |
| Parish: | South Hanningfield | Total Score: | 113 | |
| Developable Site Area (ha): | 0.14 | Reason for discounted areas: | | |
| Potential Yield: | 4 | Typology: | 22 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|---|--------------------------------|--|--------------|--------------------|
| SHELAA Reference: 22SHELAA23 | | RAG Rating: | Green | 16 Oct 2024 |
| Site Address: | Car Park Glebe Road Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 120 | |
| Developable Site Area (ha): | 0.12 | Reason for discounted areas: | | |
| Potential Yield: | 4 | Typology: | 22 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Green | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 3 | Site is thought to be adjacent to one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--------------------------------|--|--------------|--------------------|
| SHELAA Reference: 22SHELAA24 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Coval Lane Car Park Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 118 | |
| Developable Site Area (ha): | 0.69 | Reason for discounted areas: | | |
| Potential Yield: | 44 | Typology: | 15 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has direct access to or is adjacent to a primary road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|---|---|---|--------------------|
| SHELAA Reference: 22SHELAA25 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of Wheelers Hill Wheelers Hill Little Waltham Chelmsford CM3 3LU | | | |
| Parish: | Little Waltham | Total Score: | 91 | |
| Developable Site Area (ha): | 80.3 | Reason for discounted areas: | | |
| Potential Yield: | 1259 | Typology: | 26 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 0 | Site is thought to contain one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Adjacent Grade II listed buildings. Trees protected by TPO/2003/079 in the eastern part of the eastern parcel. Also group of trees on Wheelers Hill adjacent to the largest parcel protected by TPO/2014/002. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | | | | |
| Comments on Availability | Minerals safeguarding | | | |
| Achievability Criteria: | | Achievability Rating: | Yellow | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 4 | Over 5 years | | |
| Comments on Achievability | | | | |

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|---|---|--|--------------|--------------------|
| SHELAA Reference: 22SHELAA26 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land Sout East of Roselawn Farm Main Road Broomfield Chelmsford CM1 7AG | | | |
| Parish: | Broomfield | Total Score: | 94 | |
| Developable Site Area (ha): | 2.85 | Reason for discounted areas: | | |
| Potential Yield: | 56 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | Site has direct access to or is adjacent to a safeguarded trunk road or B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 3 | Site is thought to be adjacent to one or more assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Appeal in progress | | | |
| Comments on Availability | Green wedge | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|--|--|------------------------------|--------------------|
| SHELAA Reference: 23GT5 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | The Gables Highwood Road Writtle CM1 3PR | | | |
| Parish: | Writtle | Total Score: | 99 | |
| Developable Site Area (ha): | 0.43 | Reason for discounted areas: | | |
| Potential Yield: | 10 | Typology: | 17 | |
| Proposed Use: | Residential - G&T | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 0 | Site is in excess of 400m walking distance from all services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | 2013 application for stationing of 2 caravans refused. | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|-----------------------------------|---|--|------------------------------|--------------------|
| SHELAA Reference: 23GT4 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Roseberry Farm Hayes Chase Battlesbridge Wickford SS117QT | | | |
| Parish: | Rettendon | Total Score: | 91 | |
| Developable Site Area (ha): | 0.68 | Reason for discounted areas: | | |
| Potential Yield: | 13 | Typology: | 5 | |
| Proposed Use: | Residential - G&T | Comments on the size of site: | | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 3 | Site has neighbouring constraints with potential for mitigation | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | | Availability Rating: | Yellow |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 3 | Low intensity land uses | | |
| Legal Constraints | 0 | Site faces known legal issues | | |
| Planning Permission or Allocation | | | | |
| Comments on Availability | High court injunction on the land relating to previous owner restricting the residential occupation of the land to the previous owner | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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| SHELAA Reference: 24SHELAA1 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land South West Of Pembroke House London Road Braintree Essex | | | |
| Parish: | Great Leighs | Total Score: | 105 | |
| Developable Site Area (ha): | 1.21 | Reason for discounted areas: | | |
| Potential Yield: | 27 | Typology: | 4+33+35+36 | |
| Proposed Use: | Mixed Use | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 5 | Site has direct access to or is adjacent to the strategic road network | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | | | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 0 | Site has neighbouring constraints with no potential for mitigation | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. AQMA revoked in March 2024 | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | 20 / 21 application - Appeal dismissed for 3 dwellings | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|--|---|---------------|--------------------|
| SHELAA Reference: 24SHELAA3 | | RAG Rating: | Yellow | 16 Oct 2024 |
| Site Address: | Land South East Of Pratts Farm Roundabout Little Waltham Chelmsford Essex | | | |
| Parish: | Chelmsford Garden Community | Total Score: | 91 | |
| Developable Site Area (ha): | 5.05 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | N/A | |
| Proposed Use: | Community Facility | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Yellow | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | N/A | | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 0 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of deve | | |
| Defined Open Space | 3 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Woodland TPO/2006/017 within 15m of the site to the south west, may contain veteran trees. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 5 | Vacant land & buildings | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | 22/01950/FUL - application under consideration | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|--|--|---|--------------------|
| SHELAA Reference: 24SHELAA4 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land West Of Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex | | | |
| Parish: | Runwell | Total Score: | 84 | |
| Developable Site Area (ha): | 2.2 | Reason for discounted areas: | | |
| Potential Yield: | 0 | Typology: | 33+35 | |
| Proposed Use: | Employment | Comments on the size of site: | Size of site is potentially suitable for all employment use | |
| Suitability Criteria: | | | Suitability Rating: | Red |
| Proximity to Employment Areas | N/A | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | N/A | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | N/A | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | 0 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | N/A | | | |
| Proximity to Key Services | N/A | | | |
| Community Facilities | 5 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. | | | |
| Availability Criteria: | | | Availability Rating: | Green |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | | Achievability Rating: | Green |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|--|----------------|--------------------|
| SHELAA Reference: 24SHELAA5 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land Adjacent Rustlings School Lane Stock Ingatestone Essex | | | |
| Parish: | Stock | Total Score: | 96 | |
| Developable Site Area (ha): | 3.17 | Reason for discounted areas: | Next to buffer | |
| Potential Yield: | 62 | Typology: | 3 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Outside of DSB. Woodland TPO/1976/030 borders the site to the south and south east. Adjacent Essex Gardens Trust Sites (Greenwoods) | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 2 | Established multiple uses | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|--|--|--------------|--------------------|
| SHELAA Reference: 24SHELAA6 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land West Of Glebe Meadow Roxwell Chelmsford | | | |
| Parish: | Roxwell | Total Score: | 99 | |
| Developable Site Area (ha): | 5.67 | Reason for discounted areas: | | |
| Potential Yield: | 97 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 2 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|---|--|--------------|--------------------|
| SHELAA Reference: 24SHELAA7 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land And Buliding Adjacent 9 Springfield Road Chelmsford | | | |
| Parish: | Chelmsford | Total Score: | 107 | |
| Developable Site Area (ha): | 0.09 | Reason for discounted areas: | | |
| Potential Yield: | 2 | Typology: | 22 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 0 | Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 3 | Site is adjacent to one or more designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 3 | Site partially lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 5 | Site is predominantly Previously Developed Land | | |
| Protected Natural Features | 3 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature | | |
| Flood Risk Constraints | 1 | 25%-50% of the site area is within Flood Zone 3 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 5 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Within Urban Area. First floor & above Adjacent Chelmer Valley Riverside LoWS | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Shopfront alterations | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|--|--|--|--------------|--------------------|
| SHELAA Reference: 24SHELAA9 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North Of Old Rectory Lodge Main Road Woodham Ferrers Chelmsford | | | |
| Parish: | Bicknacre | Total Score: | 105 | |
| Developable Site Area (ha): | 0.8 | Reason for discounted areas: | | |
| Potential Yield: | 15 | Typology: | 5 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 3 | Ground treatment is expected to be required on part of the site | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | COU to equine livery / riding - not implemented | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|---------------------|--------------------|
| SHELAA Reference: 24SHELAA10 | | RAG Rating: | Amber | 16 Oct 2024 |
| Site Address: | Land North of Congretational Church Main Road Woodham Ferrers Chelmsford | | | |
| Parish: | Bicknacre | Total Score: | 100 | |
| Developable Site Area (ha): | 1.03 | Reason for discounted areas: | Line goes over plot | |
| Potential Yield: | 23 | Typology: | 4 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Amber | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 0 | Site is in excess of 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 0 | Site is not connected to either an existing PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 3 | Site is adjacent to one or more non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 5 | Site does not lie within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 0 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 | | |
| Protected Natural Features | 5 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 0 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 5 | Held by developer/willing owner/public sector | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | Car park to church | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |

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|---|--|--|--------------|--------------------|
| SHELAA Reference: 24SHELAA11 | | RAG Rating: | Red | 16 Oct 2024 |
| Site Address: | Land South West of Gardeners Galleywood Road Great Baddow Chelmsford Essex | | | |
| Parish: | Great Baddow | Total Score: | 106 | |
| Developable Site Area (ha): | 9.23 | Reason for discounted areas: | | |
| Potential Yield: | 158 | Typology: | 2 | |
| Proposed Use: | Residential | Comments on the size of site: | | |
| Suitability Criteria: | | Suitability Rating: | Red | |
| Proximity to Employment Areas | 5 | Site is outside of any existing/proposed employment allocation | | |
| Impact on Retail Areas | 5 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres | | |
| Proximity to the Workplace | 5 | Site is within 2km walking distance of an employment allocation | | |
| Public Transport | 5 | Site is within 400m walking distance of one or more services | | |
| PROW and Cycling Connectivity | 5 | Site is within 100m walking distance to either a PROW or cycle network | | |
| Vehicle Access | 5 | A route exists enabling vehicle access into/adjacent to the site | | |
| Strategic Road Access | N/A | | | |
| Designated Heritage Assets | 5 | Site does not contain any designated heritage assets | | |
| Non-Designated Heritage Assets | 5 | Site does not contain any non-designated heritage assets | | |
| Archaeological Assets | 5 | Site is not thought to contain any assets of archaeological interest | | |
| Minerals & Waste Constraints | 5 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area | | |
| Defined Open Space | 5 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space | | |
| Green Belt & Green Wedge | 0 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge | | |
| Land Classification | 3 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use | | |
| Protected Natural Features | 0 | Site partially or wholly comprises of one or more protected natural features | | |
| Flood Risk Constraints | 5 | Site is wholly within Flood Zone 1 | | |
| Air Quality Management Areas | 5 | Site is in excess of 500m from a designated AQMA | | |
| Ground Condition Constraints | 5 | Ground treatment is not expected to be required | | |
| Neighbouring Constraints | 5 | Site has no neighbouring constraints | | |
| Proximity to Key Services | 3 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre | | |
| Community Facilities | 3 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility | | |
| Comments on Suitability | Adjacent to DSB. A tree belt covered by TPO/1976/030 along the western border and a single tree protected by TPO/2005/065 in the north eastern corner of the site. | | | |
| Availability Criteria: | | Availability Rating: | Green | |
| Land Ownership | 3 | Promoter has an option to purchase site or collaborate with existing owner | | |
| Land Condition | 4 | Established single use | | |
| Legal Constraints | 5 | Site does not face any known legal issues | | |
| Planning Permission or Allocation | N/A | | | |
| Comments on Availability | | | | |
| Achievability Criteria: | | Achievability Rating: | Green | |
| Viability | 5 | Development is likely viable | | |
| Timescale for Deliverability | 5 | Up to 5 years | | |
| Comments on Achievability | | | | |



Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2024

Part 7 of 9
List of Omitted Sites

October 2024

List of Omitted Sites from the SHELAA Assessment

The list below sets out those sites which have been omitted entirely from the SHELAA subject to one of the following reasons (as also outlined within the methodology):

1. Site is considered to be identical or almost identical to another submission (Where a site is considered almost identical to another site, the assessing officer makes a judgement as to whether the discrepancy would likely impact the assessment outcome)
2. Subsequent to submission, site has commenced/completed development
3. If removal of site is requested by the landowner (In the case where a portion of a SHELAA site is owned, only this portion will be omitted from the submission)
4. If removal of site is requested by the person/organisation who submitted the site or if the promoter is no longer contactable.

| Site Reference | Site Address | Site area (ha) | Reason for Omission |
|-----------------------|---|-----------------------|--|
| CFS196 | Land South of Chelmer Village Way and North of the Chelmer and Blackwater Navigation, Springfield, Chelmsford | 32.78 | 1. Considered to be a duplicate of 21SHELAAamend59 |
| CFS240 | Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath Billericay | 0.38 | 4. Site promoter no longer contactable. |
| 21SHELAA75 | Land South East of 67 Priors Road, Bicknacre, Chelmsford, Essex | 7.48 | 1. Considered to be a duplicate of CFS158 |
| 21SHELAA94 | Land South of St Annes, Priors Road, Bicknacre, Chelmsford, Essex | 7.17 | 1. Considered to be a duplicate of CFS158 |



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Glossary

October 2024

GLOSSARY

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). This may consist of affordable housing for rent, starter homes, discounted market sale housing, and other affordable home ownership models – as set out in the NPPF.

Achievability: A site is considered achievable for development where there is a reasonable prospect that the development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

Annual position statement: A document setting out the 5-year housing land supply position on 1st April each year, prepared by the local planning authority in consultation with developers and others who have an impact on delivery.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites.

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Availability: A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Brownfield land: See Previously developed land.

Brownfield land registers: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Employment Area/Allocation: Local planning designation to safeguard areas for employment uses

Flood Zones: Zones determined by the likelihood that flooding will occur in the area. Zone 3 represents the area at the greatest risk of flooding, whilst Zone 1 represents the area with the lowest risk of flooding

Green Belt: Statutory planning designations that prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence.

Green Wedge: Local planning designation that protects the role and function of river valleys permeating into Chelmsford's Urban Area

Greenfield Land: Land which is not Previously Developed Land (see below)

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Habitats Site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

International, national, and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of

preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework).

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area.

Local Plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Major hazard sites, installations and pipelines: Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

Mineral Consultation Area: a geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development.

Mineral Safeguarding Area: An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Nature Recovery Network: An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Neighbourhood Centre: local planning designation of an area of amenity providing an important retail, business and community role

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary shopping area: Defined area where retail development is concentrated.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

SHELAA: Strategic Housing and Employment Land Availability Assessment. This is the assessment Chelmsford City Council have developed to adhere to NPPF requirement that strategic policy-making authorities prepare housing land availability assessments to identify land for development.

Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites

Special Protection Areas: Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981

Suitability: A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.

Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or

adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Viability: A site is considered viable if it is economically feasible to be delivered in accordance with national and local planning policy.

Yield: The number of dwellings that could be delivered on a site.



Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2024

Part 9 of 9
Frequently Asked
Questions

October 2024

FREQUENTLY ASKED QUESTIONS

Q: What is a ‘Call-for Sites’ and what is the SHELAA?

A: To meet housing and employment needs of the future, the Council must find land that can be allocated for development. As a starting point, we reach out to the public, to landowners, to land promoters and all other interested bodies to ask for suggestions of sites that we could use. This process is known as a ‘Call for Sites’.

The Council must then look to see which of these sites may be suitable, available, and achievable for development. The Strategic Housing and Employment Land Availability Assessment (SHELAA) is the assessment we use to determine this.

Q: How do I submit a site to be included within the SHELAA?

A: Sites can be submitted to Chelmsford City Council via the SHELAA site submission facility which can be found on our website. The facility is open all year round, and there are cut-off points (pauses) to allow the assessment to take place.

Site promoters can either:

- [Submit a new site](#) that has not previously been included within a call for sites or SHELAA submission, or
- [Update or amend a site](#) that is already on our SHELAA database

Amendments can include adding or removing land, providing additional details to the proposal, or notifying us of change of ownership).

Q: When will the next assessment take place?

A: We aim to undertake assessments yearly. The cut-off point usually falls on 31st December of that year. Occasionally, cut-off points are changed to reflect a review of the Local Plan.

When you make a submission through our [Consultation Portal](#), you will be able to see when the next cut-off point is.

Q: What happens if I submit a site after the cut-off point?

A: If you submit a new site or propose an amendment to an existing site through our [Consultation Portal](#) after a cut-off point, your submission will not be considered until the next cut-off point. The submission will be considered in the following assessment, which will normally be held the following year.

Q: When will the outcomes of the assessment be published and how can I view them?

A: The assessment usually takes around six to eight months to complete. ~~The report is presented to elected Members at the Chelmsford Policy Board for information.~~ It is then published on our [SHELAA webpage](#).

Upon publication, we will contact everyone who has made submissions to let them know that the assessment outcomes are now viewable.

Q: How do the SHELAA outputs feed into the Local Plan?

A: The assessment outcomes help the Council to decide where to allocate future development within the Local Plan.

The SHELAA does not allocate sites for future development. The sites submitted within the SHELAA are considered together with other documents in the Local Plan evidence base to help the Council allocate sites within the Local Plan.

Q: How are sites assessed and how are they categorised?

A: Sites are assessed against a range of criteria according to their proposed use. The Criteria Note explains what criterion is used and why. The proposed uses considered are as follows:

- Residential
- Employment
- Retail
- Community Facility
- Mixed Use
- Renewable Energy Generation.

The criteria consider the Suitability, Availability and Accessibility of each site to come up with a score. The site is then RAG (Red, Amber, Yellow and Green) rated to see if the site may be developable or deliverable. The RAG rating is shown below:

| | |
|--------|--|
| Red | Site is contrary to national policy and/or faces significant constraints or adverse impacts that cannot be mitigated. |
| Amber | Site scores poorly against criteria, is contrary to local policy, and faces moderate constraints that would require mitigation. |
| Yellow | Site scores well against criteria but has some characteristics contrary to local policy. Site faces minor constraints that would require mitigation. Site is considered developable. |
| Green | Site scores highly against criteria and demonstrates compliance with national and local policy. Site faces minimal constraints and is considered deliverable. |

Sites need to fall within Yellow and Green categories to be considered developable or deliverable, respectively.

Q: My site has been categorised as Green, does that mean it will be:

- a) allocated for development?
- b) granted planning permission?
- c) is eligible for entry on the Brownfield Register?

A: a) No. The SHELAA does not allocate sites for development. Sites are allocated for development in the Local Plan and are subject to public consultation and consideration within the Local Plan review and examination.

The SHELAA is one of many evidence based documents that are considered by the Council when making informed decisions on where to allocate future development.

b) No. The SHELAA is a desk-based assessment that assesses promoted sites against a range of criteria (see Criteria Note) to see if they are suitable, available, and achievable for development.

Planning permission will need to be applied for and granted for development to take place. As part of the planning application, the proposal will be considered by a team of Officers to see if the site is suitable for development.

c) Not necessarily. Whilst the SHELAA provides a high-level overview of sites, [The Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#) sets out specific criteria that a site must meet to be eligible for entry onto the Brownfield Register. Sites that perform well within the SHELAA will be assessed by Officers to see if they are also eligible for entry on the Brownfield Register.

Q: My site has a scored well but is still categorised as Amber/Red. Why is this?

A: The score does not determine if a site is suitable for development. A site needs to fall within Yellow and Green categories (see above) to be considered developable or deliverable.

Some criteria carry greater weight than others. These criteria are identified within the 'Capped Constraints' section of the Criteria Note. Where a score of '0' is received against one of these criteria, this means that it is not able to comply with National and/or Local Planning Policy and the site cannot be considered deliverable (Green) nor developable (Yellow).

Q: My site has been categorised at Amber/Red, does that mean it can never be developed?

A: No. An Amber/Red rating indicates that the site has moderate/significant constraints that at the time of the Assessment could prevent the delivery of the proposed use in accordance with Local and/or National Planning Policy.

Where there is potential to mitigate / reduce the harm of these constraints to comply with planning policy, development of the site may be feasible.

Q: The site performance summary says my site has a potential yield of X number of dwellings. What does this mean?

A: The Yield means the number of dwellings that could be delivered on a site.

The potential yield of the site provides an estimate of how much housing could be delivered on the site. The yield is calculated from the assumptions in the Viability Study that supports the Achievability element of the SHELAA.

The potential yields of all the SHELAA sites are added together to work out how much housing could be provided if all of the sites were to be developed. It helps us to understand how much land we need to allocate for development and the possible locations for it.

The yield is used as a guide only. The actual number of dwellings that will be allocated / developed will be considered within the Local Plan Review or as part of a planning application.

Q: I believe an error has been made in the assessment of my site. How do I arrange to have this amended?

A: If you believe an error has been made in the assessment of your site, please contact the Spatial Planning Team at: planning.policy@chelmsford.gov.uk

Q: I do not agree with the criteria that has been used to assess the sites. How can I provide feedback to Officers?

A: Feedback can be provided to us at any time. Please email this to Spatial Planning at: planning.policy@chelmsford.gov.uk to ensure this is considered.

As set out in the SHELAA Methodology, the first stage of the assessment is for officers to undertake a review of existing SHELAA criteria. At this point, all feedback and comments received to the Spatial Planning inbox or have been provided in response to any dedicated formal consultation, will be considered.

For any other questions that have not been addressed here, please contact the Spatial Planning Team at planning.policy@chelmsford.gov.uk