

7 November 2024 at 7pm

Council Chamber, Civic Centre, Chelmsford

Membership

Councillor C Adutwim (Chair)

and Councillors

P. Clark, J. Deakin, I. Fuller, J. Jeapes, B. Massey, M. O'Brien, G. Pooley, A. Sosin, A. Thorpe-Apps, N. Walsh, R. Whitehead, and S. Young

Local people are welcome to attend this meeting remotely, where your elected Councillors take decisions affecting YOU and your City.

There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance and details are on the agenda page. If you would like to find out more, please telephone Dan Sharma-Bird in the Democracy Team on Chelmsford (01245) 606523

email dan.sharma-bird@chelmsford.gov.uk

Recording of the part of this meeting open to the public is allowed. To find out more please use the contact details above.

CHELMSFORD POLICY BOARD

7 November 2024

AGENDA

PART 1

Items to be considered when members of the public are likely to be present

1. Apologies for Absence

2. Declarations of Interest

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

3. Minutes

Minutes of meeting on 26 September 2024

4. Public Questions

Any member of the public may ask a question or make a statement at this point in the meeting. Each person has two minutes and a maximum of 20 minutes is allotted to public questions/statements, which must be about matters for which the Board is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting.

5. Co-Living Housing Planning Advice Note – Consultation Draft

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

7. Anglia Ruskin University – Strategic Masterplan Chelmsford Campus

8. Work Programme

9. Urgent Business

To consider any other matter which, in the opinion of the Chair, should be considered by reason of special circumstances (to be specified) as a matter of urgency.

MINUTES
of the
CHELMSFORD POLICY BOARD
held on 26 September 2024 at 7:00pm

Present:

Councillor C. Adutwim (Chair)

Councillors J. Deakin, I. Fuller, J. Jeapes, G. Pooley, S. Scott, A. Sosin, A. Thorpe-Apps, N. Walsh, R. Whitehead and S. Young

1. Apologies for Absence

Apologies for absence were received from Cllrs P Clark, Massey and O'Brien. Councillor Scott substituted for Cllr Massey.

2. Declarations of Interest

Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

3. Minutes

The minutes of the meeting on 14th March 2024 were confirmed as a correct record.

4. Public Questions

[Two public questions had been received in advance of the meeting, which related to Item 5 and can be viewed here.](#)

The first question was asked in person and related to J A Baker's book The Peregrine. The Board heard that the book remained a gold standard on nature and place and much of the landscape, where the book was set is to the east of Chelmsford, especially around Little Baddow. The Board heard the concern, that there was no reference to J A Baker in the Local Plan Preferred Options documents and were asked if they could ensure the countryside wrote about was given specific consideration, via a scheme proposed for its conservation in the Local Plan.

In response, officers agreed of the importance of the book and noted that it had been rightly recognised by the City Council with the current exhibition at the Museum. The Board heard however, that the role of the Local Plan, was to guide the location of much needed new development and to address heritage, landscape and ecology issues as required by the NPPF. The Board were informed that those matters needed to be addressed through the evidence

base, as in the existing Local Plan and during the review as well. The Board were informed that sites 16a and 16b, did not have a specific landscape designation or ecological designation, however the importance of maintaining landscapes and natural corridors was recognised. The Board heard that if therefore, those sites were carried forward, then the site policies could be strengthened to address those important issues and officers believed that was the document from which J A Baker's work could be considered. The Board were informed that the works of J A Baker could be incorporated into the production of a masterplan, to ensure that the important social and natural history was recognised and celebrated as part of a new development.

The second question was not asked in person, but had been circulated to the Board members prior to the meeting. The question asked why the residents objections surrounding their disabilities had been taken out of their published objection and if this had been done for everyone with disabilities. The Board heard this was discriminatory and were asked why this had been done.

In response, officers stated that the points raised were a sensitive matter as the Council needed to balance its duties of privacy, data protection and transparency. The Board heard that following legal advice, sensitive information in comments received were removed from publication on the Council's website, to comply with data protection legislation. It was noted that sensitive information could include specific health-related information which if revealed, would potentially be detrimental to the individual(s) concerned. The Board and the member of the public were assured by officers that the full content of all duly made representations would be considered by the Council in the normal way, and that could include the sharing of redacted individual comments with members. The Board heard that the purpose of the report however, was to set out the main issues arising from the consultation and not to report on all of the individual responses.

5. Chelmsford Local Plan – Preferred Options Consultation Feedback

The Board considered a report, which provided them with feedback on the main issues raised in the consultation responses to the Local Plan Preferred Options Document and Preferred Options Integrated Impact Assessment. It was noted that the report also provided the Board with information on the work being undertaken to prepare the Pre-Submission Local Plan. The Board heard that the consultation had run for six weeks, with activities including notification letters and emails, an online video, and staffed exhibitions amongst others. It was noted that a high level of response had been generated to the Preferred Options Local Plan consultation document with 10,418 comments from 3,678 respondents, which were summarised in Appendix 1, with the key main issues reported on rather than each individual comment. The Board heard that a wide range of feedback had been received, including support or qualified support from most Government or National bodies, a mix of support and opposition from Parish Tier Councils, with many suggesting changes, opposition to the proposed new development allocations in particular the Hammonds Farm and Junction 18 A12 sites and support from developers and landowners where their sites featured in the draft plan.

The Board also heard that 65 comments from 48 respondents had been received on the Preferred Options Integrated Impact Assessment document, with general support and some specific concerns on the questioning of the IIA scoring for specific indicators, objections to specific proposed strategic site allocations in respect of key sustainability criteria and an insufficient range of reasonable alternatives not being considered or appraised.

The Board were informed of the next steps the Council had to take, which were to consider the consultation responses in detail and to use them alongside the plan evidence base and Government Policy to inform the Pre-Submission Local Plan. The Board heard that new evidence base studies including further detailed Traffic Modelling and new Open Space and Air Quality Assessments were being prepared, discussions with duty bodies and infrastructure providers are continuing and the presentation of the Pre-Submission Local Plan to the Board anticipated in December 2024 would be alongside a 'You Said We Did' Feedback Report. The Board heard that the Pre-Submission Local Plan was expected to be consulted on in early 2025.

In response to questions from the Board, officers noted that;

- The approach under the transitional arrangements would be the most appropriate one going forward as there was no clear indication of when the new National Planning Policy Framework would be published. The consultation had only just closed after receiving over 10,000 responses and if the transitional arrangements were used, then the existing 2023 NPPF would be used, meaning there would not be a requirement for a green belt review.
- The Local Plan has to be reviewed every five years and any changes in a new NPPF would then be picked up at the next five year review, therefore it was believed that the correct way forward would be to continue with the transitional arrangements that are on offer if possible. It was noted that as a large proportion of the work around the review had already been carried out, it would be remiss to start again and then miss out on the work and the expense of the work already carried out.
- Decisions from Government on infrastructure, were keenly awaited by all Local Authorities, but officers could not plan for something that hadn't yet been confirmed, however when decisions were confirmed, they would be taken into account. It was also noted that the preferred options consultation had included a small buffer on housing numbers, therefore modelling and testing had been carried out on a higher number than required and that had been tested as part of the preferred options.
- The transitional arrangements would prevent a cliff edge effect, where the Council would have to restart the Local Plan review and would allow new National policies to be picked up at the next review as had been done with previous reviews. It was felt that the Council remained within the window of opportunity to continue with the current review and a delay would mean a delay in the implementation of the important policies that had already been pursued as part of the review.
- Inspectors would examine the local plan under the current NPPF rather than the new one and it was important to carry on and deliver growth, housing and employment in a timely way and that approach had led to the Council always having an up to date Local Plan in the past.
- It was not possible to say how much change there would be as a result of the preferred options feedback, but as in other instances, there would always be some change and that would be detailed at the December 2024 meeting of the Board.

RESOLVED that;

1. The Board notes the outcomes of the consultation contained within the covering report and attached at Appendices 1 and 2 and;
2. The Board notes the work being undertaken to prepare a Pre-Submission Local Plan and;
3. Delegated authority be given to the Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford to make any necessary minor amendments to the Chelmsford Local Plan Preferred Options Feedback Report and Preferred Options Integrated Impact Assessment Feedback Report before publication as part of the Local Plan evidence base.

(7.17pm to 7.52pm)

6. Homelessness and Rough Sleepers Strategy 2025-2030

The Board were asked to approve an updated Homelessness and Rough Sleepers Strategy for external consultation. It was noted that the previous strategy had been published in 2020 and was due for review and replacement. The Board heard that a strategy had to be published at least every five years, outlining how homelessness and rough sleeping would be prevented and relieved. The Board heard that the refreshed strategy reflected the changing housing market conditions in the district and how the lack of accessible social and affordable homes impacted on people's ability to find and sustain permanent housing. The Board were informed that refreshing the strategy would allow the team to reset the priorities in line with the housing market conditions and reinvigorate activity in partnership to tackle homelessness, rough sleeping and the causes.

The Board were informed that the Council wanted to stimulate discussion with the public and stakeholders and use the information from them to assist with formulating an updated plan. It was noted that a number of sectors would be consulted with to see what partnership work could take place and to gather information. The Board also heard that the problem was a national one and it was important to understand and highlight the underlying causes and how different groups were affected. It was noted that it was important for the Council to continue to build strong relationships with external stakeholders and that extra work had been taking place with the Council's Communications team as a result.

In response to questions from the Board, officers noted that;

- Substance abuse led to around 10% of homelessness applications, but was not always the only cause in those cases. It was also noted that officers were keen to progress plans across a number of areas, including the one raised and would see how it could be incorporated within the revised strategy.
- Domestic abuse also led to a significant number of homelessness applications and was sadly higher in Chelmsford than the national level, but that work had been continuing with Essex Police and the Government had mentioned the area being a priority for them.
- It was hoped that the resources from Government to employ staff working on homelessness prevention would be retained and that the Council had become significantly better at reaching out to people who had become homeless or were at risk than in the past. It was noted that there were probably around 12-20 people sleeping rough in Chelmsford currently, but with a higher turnover each year than in previous years.
- It was difficult to quantify the effectiveness of preventative work as if you engage in a preventative way then the issue doesn't arise. It was also noted that the team wanted to work with the Citizens Advice Bureau and other groups to build a greater understanding and cohort of assistance from other bodies.
- It was expected that due to changing interest rates and the possibility of changes for buy to let landlords from the new Government, there would be less privately rented properties available on the market. It was noted that there was already a gap between demand and supply for privately rented properties and that this was likely to increase.
- The Council had successfully worked with some private landlords on the Private Sector Leases scheme and work would continue with the Association of Landlords. It was also noted that the topic overlapped, with the Housing Strategy.

The Board also considered whether a working group should be established ahead of the Strategy being considered at a meeting in January, to look at the strategy in greater detail in light of the consultation responses. Members of the Board asked for clarity on when the group

would meet, how often and what their specific role would be. Officers clarified that it would be a single meeting, rather than an ongoing working group, to specifically look at the consultation responses in early-mid December. It was agreed to hold a single focused meeting on that basis and officers informed the Board that they would circulate a terms of reference, to provide more details. It was also agreed that after receipt of the terms of reference, Democratic Services would liaise with Group Leaders to seek nominations for the meeting. The Board also agreed to add another recommendation to allow any typographical errors to be covered by officers in delegation with the Cabinet Member.

RESOLVED that;

1. The Homelessness and Rough Sleepers Strategy 2025-2030 be approved for consultation as presented and;
2. Terms of Reference for a single focused meeting to consider the consultation responses, be circulated to Board Members by officers and nominations for the meeting be sought;
3. Delegated authority be given to the Director of Sustainable Communities in consultation with the Cabinet Member for a Fairer Chelmsford to make any necessary minor amendments to Homelessness and Rough Sleepers Strategy.

(7.53pm to 8.28pm)

7. Work Programme

The Board considered an item detailing their future work programme. The Board agreed to reestablish the Waterways Working group, as detailed in the report and that nominations would be sought from Group leaders by Democratic Services. The Board also noted the addition of an item for the meeting on 7 November 2024, to consider revised Parking standards from the Essex Planning Officers Authority.

RESOLVED that;

1. The Work Programme be approved with the addition of the Parking Standards Item at the 7th November meeting and;
2. The Waterways Working Group be reestablished, with nominations to be sought from Group Leaders.

(8.29pm to 8.32pm)

8. Urgent Business

There were no items of urgent business.

The meeting closed at 8.32pm

Chair



Chelmsford Policy Board

7 November 2024

Co-Living Housing Planning Advice Note – Consultation Draft

Report by:

Director of Sustainable Communities

Officer Contact:

Jeremy Potter, Spatial Planning Services Manager – jeremy.potter@chelmsford.gov.uk
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Purpose

The purpose of this report is to seek approval from the Board to publish the Co-Living Housing Planning Advice Note for consultation.

Recommendations

1. The Board approve the Co-Living Planning Advice Note to be published for consultation.
 2. The Board delegates the responsibility to the Director of Sustainable Communities in consultation with the Cabinet Member for a Greener Chelmsford to make any minor changes required to the Co-Living Planning Advice Note prior to publication for consultation.
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1. Introduction

- 1.1. Co-Living housing, defined as Large-scale Purpose-Built Shared Living, is a relatively new form of housing which is not specifically defined as a separate housing category in national planning policy or guidance.
- 1.2. It usually comprises large buildings containing private individual rooms supported by communal facilities and facilities for shared dining, recreation, day-to-day servicing and often workspaces. Due to their scale, co-living is not considered as Houses in Multiple Occupation (HMOs), or a hotel as they tend to have a minimum three-month tenancy, or a residential institution as there no training or care provided.

- 1.3. Co-living is also different from cohousing which are initiated, designed and run by a community of people who are willing to off-set personal space to enable community living.
- 1.4. This type of accommodation has been promoted in large cities such as London and Brighton where there is an economic and demographic demand. To date, there has been one pre-application enquiry in Chelmsford. However, because co-living is not self-contained housing and does not fit into other residential use classes, existing planning policies and standards may not apply to development proposals. This includes minimum internal space standards.
- 1.5. As such, to ensure that the Council's expectations for any co-living housing proposal is met, a consultation draft Planning Advice Note has been prepared which is attached at Appendix 1. The Planning Advice Note will be subject to a six-week public consultation to be undertaken alongside the Pre-Submission Draft Local Plan (Regulation 19) which is scheduled to launch late January 2025. Having regard to the consultation responses, the advice note will then be considered for approval so it can be used by the council as a material consideration in the determination of planning applications.

2. Consultation Draft Co-Living Housing Planning Advice Note

2.1 The Planning Advice Note sets out the following:

- The scope and eventual status of the Planning Advice Note
- How the need and demand for this residential product is demonstrated
- The locational requirements for this type of residential development
- Contributions to affordable housing
- Design standards and communal Facilities
- Future management plans

2.2 By their very nature, co-living housing proposals will not meet the requirements and standards of Chelmsford's adopted local plan policies requiring a mix of size and types of housing in larger developments which promotes the creation of mixed communities. Therefore, to enable the Council to assess the suitability of the proposals, detailed and robust evidence should demonstrate the level of need and demand for any co-living housing proposals.

2.3 The Planning Advice Note sets out that the City Centre would be the only location in the Council's administrative area where co-living housing proposals could be acceptable due to the need for excellent accessibility to local services and facilities.

2.4 The Council's adopted affordable housing planning policy (Policy DM1) refers to residential units rather than dwellings, so Officers consider that Policy DM1 can be applied to co-living proposals. As co-living proposals are unlikely to meet internal space standards and have short tenancies it would not be appropriate for affordable housing to be provided on site. Therefore, a financial contribution (commuted sum) would be sought in lieu of provision on site.

2.5 It is important to ensure co-living proposals do not create sub-standard accommodation and fully enable and promote a communal lifestyle which encourages social interaction. It is proposed in the Planning Advice Note that the Council have regard to the space benchmarks contained within the Mayor of London's Large-Scale Purpose-Built Shared Living guidance which was published in February 2024.

- 2.6 A management plan will be required to ensure proposals are operated under single management, prescribe minimum tenancies of at least six months and to ensure units are not marketed as student accommodation or specialist residential accommodation.

3. Next Steps

- 3.1. It is proposed that the Co-Living Housing Planning Advice Note be published for public consultation. This can be undertaken alongside the consultation at the next stage (Regulation 19) of the review of Chelmsford's Local Plan which is anticipated to start in late January 2025.
- 3.2. Following the consideration of the consultation responses, the final version of the Co-Living Housing Planning Advice Note will be finalised for consideration by Cabinet in the Spring of 2025.

4. Conclusion

- 4.1. Co-living housing proposals have the potential to meet a specific demand and need for housing. However, by doing so the Council needs to ensure that this does not result in sub-standard accommodation creating unacceptable living conditions for future residents. The Planning Advice Note seeks to provide practical guidance to potential promoters or developers of co-living housing in Chelmsford, to ensure they meet the Council's expectation in this regard.

List of Appendices:

Appendix 1 – Chelmsford Local Plan Preferred Options Feedback Report

Background Papers:

[Chelmsford City Council Adopted Local Plan](#)

[National Planning Policy Framework](#)

[Mayor of London's Large-scale purpose-built shared living guidance](#)

Corporate Implications

Legal/Constitutional:

There is no legal requirement to undertake this guidance. It provides good practice to aid promoters and developers and aid decision makers.

Financial:

There are minimal cost implications arising directly from this report. The consultation will be programmed to coincide with the Local Plan consultation to minimise costs.

Potential Impact on Climate Change and the Environment:

Part of guidance to support the Local Plan review which will seek to ensure new development within the administration area will contribute towards meeting the Council's Climate Change agenda.

Contribution toward Achieving a Net Zero Carbon Position by 2030:

The review of the adopted Local Plan will seek to ensure new development within the administration area will contribute towards achieving a net zero carbon position by 2030.

Personnel:

There are no personnel issues arising directly from this report.

Risk Management:

There are no specific risk considerations.

Equality and Diversity:

The Public Sector Equality Duty applies to the council when it makes decisions. An Equalities and Diversity Impact Assessment will accompany the consultation on the Planning Advice Note.

Health and Safety:

There are no Health & Safety issues arising directly from this report.

Digital:

There are no digital issues arising directly from this report.

Other:

None

Consultees:

CCC – CCC Development Management Team

Relevant Policies and Strategies:

The report takes account of the following policies and strategies of the City Council:

Adopted Local Plan 2013-2036 and supporting Supplementary Planning Documents and Planning Advice Notes
Our Chelmsford, Our Plan (2024)
Statement of Community Involvement (2020)

Our Chelmsford, Our Plan

The above report relates to the following priorities in the Corporate Plan:

Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and provide more homes of all types.

Creating a distinctive sense of place, making the area more attractive, promoting its green credentials, ensuring that people and communities are safe.

Bringing people together and working in partnership to encourage healthy, active lives, building stronger, more resilient communities so that people feel proud to live, work and study in the area.

Co-Living Housing Planning Advice Note

Chelmsford Policy Board Version

7 November 2024

Consultation Draft

1. Introduction

- 1.1 This draft Planning Advice Note sets out Chelmsford City Council's approach to assessing development proposals for co-living housing proposals within the Council's administrative area.

2. Purpose and Status

- 2.1 The purpose of this draft Planning Advice Note is to provide practical guidance to potential co-living housing promoters or developers and aid decision making by the Council. When approved this Planning Advice Note will be used as a material consideration in the determination of planning applications.

3. What is Co-living Housing?

- 3.1 Co-living is a relatively new form of housing which is not specifically defined as a separate housing category in national planning policy or guidance. Subject to the nature of the specific proposals, the use is not classified in the Use Classes Order and generally classified 'Sui Generis' as Large-scale Purpose-Built Shared Living (LSPBSL).
- 3.2 Co-Living housing comprises buildings containing private individual rooms rather than fully self-contained units supported by significant communal spaces and facilities. They are different from other housing types, such as:
- Self-contained housing (Use Class C3). Apart from normally small private rooms, co-living housing provides communal spaces for large-scale shared dining, recreation, day-to-day servicing and often workspaces
 - Houses in Multiple Occupation (HMO) (Use Class C4) as co-living housing accommodates more people and have more extensive communal spaces and facilities although impact mitigation and standards in planning policy may be relevant
 - Hotels (Use Class C1) or Hostels (Sui Generis) as co-living housing has minimum tenancies, typically of no less than three months
 - Residential Institutions (Use Class C2) as there is no significant element of care or training provided in co-living housing
 - Student Accommodation as this has a focus on student's needs and often has links with universities
 - Cohousing which are housing schemes initiated, designed and run by a community of people who are willing to off-set personal space to enable community living.

3.3 Co-living housing generally provides accommodation for single-person households who cannot or chose not to live in self-contained homes or HMOs. They are leased on a short-term basis usually not exceeding 18 months and should not be used a long-term housing solution. It should also not be used as a specialist residential accommodation product where residents have specific support needs.

4. Relevant Local Plan Policies

4.1 Co-living is new type of housing which is not specifically referenced in national planning policy and no planning applications containing it have been considered by the Council to date. As such there is no specific planning policy covering its development. However, the following adopted local plan policies are relevant to its consideration:

- Policy DM1 – Size and Type of Housing requires developments of 10 homes to provide an appropriate mix of dwelling types that contribute towards future housing needs and create mixed communities.
- Policy DM2 – Affordable Housing and Rural Exception Sites requires 35% of the total number of residential units to be provided and maintained as affordable housing within all new residential development sites of over 11 residential units.
- Depending on the specific nature of proposals the provisions and requirements of Policies DM24 – Design and Place Shaping Principles in Major Developments, DM23 – High Quality and Inclusive Design, DM25 – Sustainable Buildings, DM26 – Design Specification for Dwellings, DM27 – Parking Standards and DM28 – Tall Buildings, DM29 – Protecting Living and Working Environments will be relevant.

4.2 These planning policy references will be updated as part of the review of the adopted Local Plan.

5. Demonstration of need and demand

5.1 Co-living is a housing product that serves a relatively narrow sector of the housing market. Recent research indicates that existing co-living housing schemes focus overwhelmingly on more affluent single people or couples without children in the 18-35 age group. They attract young professionals who are attracted to a managed product typically close to city centre attractions and amenities.

5.2 There may be some local demand for this type of product, but by their very nature co-living housing proposals do not meet the requirements of Chelmsford's adopted local plan policies requiring a mix of size and types of housing in larger developments and would hinder the creation of mixed communities. Applications for co-living housing would need to demonstrate how the benefits would outweigh these policy considerations.

- 5.3 To enable the Council to assess the suitability of the proposal having regard to the adopted local plan policies, proposals for co-living housing should be supported by detailed evidence to robustly demonstrate the level of need and demand for this type of development. The needs assessment should identify the target resident groups and the scale of the potential need, affordability and demand arising from them.
- 5.4 The needs assessment should show the availability and affordability of alternative rental options e.g. self-contained studio flats, HMOs, flat or house shares. This information should set out a clear breakdown of rents and charges indicating where services, utility costs and council tax are included in the standard rent/room rate and enable a fair comparison with the proposed housing costs.

6. Locational Requirements

- 6.1 Chelmsford City Centre would generally be the only location where co-living housing would be acceptable due to the need for excellent accessibility to local services and facilities.
- 6.2 There is also significant need for self-contained housing (Use Class C3) including affordable housing within Chelmsford City Centre. Therefore, the Council will not support any co-living proposals on sites allocated for Use Class C3 housing within the adopted or emerging review of the Chelmsford Local Plan.
- 6.3 Where co-living housing is proposed, applicants should consider the options for delivering co-living Housing as part of a mix of self-contained Use Class C3 housing to provide a more inclusive mix of housing types and tenures which has regard to accessibility needs of residents and visitors.

7. Affordable Housing

- 7.1 Policy DM2 of the adopted Local Plan requires 35% of residential units to be affordable on sites of 11 or more residential units. Although not self-contained dwellings, co-living housing do provide residential units. As co-living housing is unlikely to meet internal space standards for self-contained dwellings and provides for shorter term accommodation needs it would not be appropriate to have on-site affordable housing provided.
- 7.2 Therefore, a financial contribution (commuted sum) would be sought in lieu of provision on site in accordance with the market values set out in the Council's approved [Planning Obligations SPD](#) but using the smaller Net Internal Area of the private individual room component of a co-living scheme.

8. Design Standards and Communal Facilities

- 8.1 For co-living housing to be successful there needs to be functional, convenient and meaningful communal facilities provided and maintained for future residents to ensure residents can:
- Cook, prepare and eat meals
 - Socialise and relax, including with guests and visitors
 - Work from home and
 - Do laundry.
- 8.2 Due to the smaller unit sizes in co-living housing proposals, it is recognised they are likely to be higher density than self-contained housing. Development nonetheless must be compatible with its locality including scale range and must demonstrate compliance with relevant design policies within the adopted Local Plan. This is to ensure high quality design which is compatible with the character and appearance of its surroundings.
- 8.3 Co-living housing is expected to be located within the City Centre where a more flexible approach can be considered for the provision of parking. If this is the case it would be expected that cycle parking would be provided in excess of the standard and other sustainable transport measures and initiatives would be sort and governed by a Travel Plan.
- 8.4 Policy DM26 of the Adopted Local Plan sets out the design specification for dwellings which includes adherence to the Nationally Described Space Standard (NDSS). As co-living housing is a form of residential unit but not a self-contained dwelling (Use Class C3) it is therefore questionable whether the NDSS could be applied.
- 8.5 Nevertheless, co-living housing proposals should not create sub-standard housing and therefore the Council will have regard to the space benchmarks contained with the [Mayor of London's Large-scale purpose-built shared living guidance](#) published in February 2024. This includes each individual unit having a private bathroom and small kitchenette. The space benchmarks are set out at Annex 1 of this note, relevant Chelmsford policies would replace any reference to London Plan policies.
- 8.6 As the intention of co-living housing proposals is to function as shared living, they should be clearly designed to enable and promote a communal lifestyle. As the private living units are likely to be below minimum space standards, the quantum and quality of shared communal spaces will be very important to demonstrate. Shared kitchens, dining and lounge areas should be conveniently located and accessed within the building and managed in such a way that encourages social interaction. In buildings over three storeys these should be available on each floor. Other facilities such as larger lounges, workspaces, indoor recreational spaces and laundry (washing and drying) facilities could be focused at fewer locations within

the building. Communal areas and circulation spaces should be accessible to wheelchair users and people with limited mobility.

- 8.7 Co-living housing proposals should comply with Policy DM26 of the adopted Local Plan to ensure the provision of private outdoor amenity space which for flatted development should seek to provide private balconies for each unit. In addition, outdoor communal areas which are integral to the design of the proposals (for example courtyards, roof gardens/terraces) should be provided.

9 Management

- 9.1 Co-living housing should be operated under single management. Tenancies should be provided for a minimum of six months to ensure the development does not function as a hostel or hotel. The units should not be marketed as student accommodation or for specialist residential accommodation.
- 9.2 A management plan should be submitted alongside any planning application for Co-Living Housing which shows how the development will be managed and maintained. The management plan will be secured through a planning condition or Section 106 Planning Obligation.

Extracts from Mayor of London Guidance

Large-Scale Purpose-Built Shared Living Guidance

Table 3.1 Recommended benchmarks of total internal communal amenity space provision (including the table 3.2 internal amenities as indicated in column 3)

Number of residents	Benchmarked internal amenity space
Up to 100	4 sqm per resident
Every additional resident from 101 to 400	3 sqm per additional resident
Every additional resident from 401	2 sqm per additional resident

Table 3.2 Recommended benchmarks: Communal areas and facilities

Communal area/facility	Required by policy or optional	Included in communal space requirement (table 3.1)?	Benchmark
Kitchen (section 3.4)	Required	Yes	0.5 sqm per resident, to include one cooking station per 15 residents and the other equipment identified in table 3.3
Dining space (section 3.5)	Required	Yes	Two dining spaces per cooking station; or number of dining spaces = 15% of total residents
Laundry and drying facilities (section 3.6)	Required	No (unless designed as part of a space that encourages residents to spend recreational time)	One washer and one dryer per 35 residents

Table 3.3 Indicative expected kitchen amenities

Kitchen amenity	Benchmark
Hob and oven; sink and draining board	One of each per 15 residents
Fridge with freezer, Dishwasher, Microwave, Base or wall units for food and utensil storage	Located within the kitchen; as appropriate to satisfy the needs of future residents and their visitors.
Refuse space, including recycling	Located within the kitchen; as appropriate to meet the needs of all residents and their visitors.

Table 3.5 Indicative expected private unit amenities

Room amenities	Additional notes
Double bed ; desk with worktop space	-
Bedside cabinet	At least one is recommended
Wardrobe/clothing storage	A storage space of at least 1.2 cubic metres per person.
Seating area	An armchair
Dining area	Seating area could be used for eating. If provided, it should be limited to two people dining.
Bathroom with shower	Should have a standard size sink, a WC and a place to dry a bath towel. Bath tubs are discouraged.
Small kitchenette to allow preparation of convenience food	Should provide: sockets to plug in a toaster, a kettle and a non-convection microwave; sink and drainage space, and counter space. If hob is provided, then it should have no more than two plates. A mini fridge should fit under the kitchen counter. No freezer required.



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

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

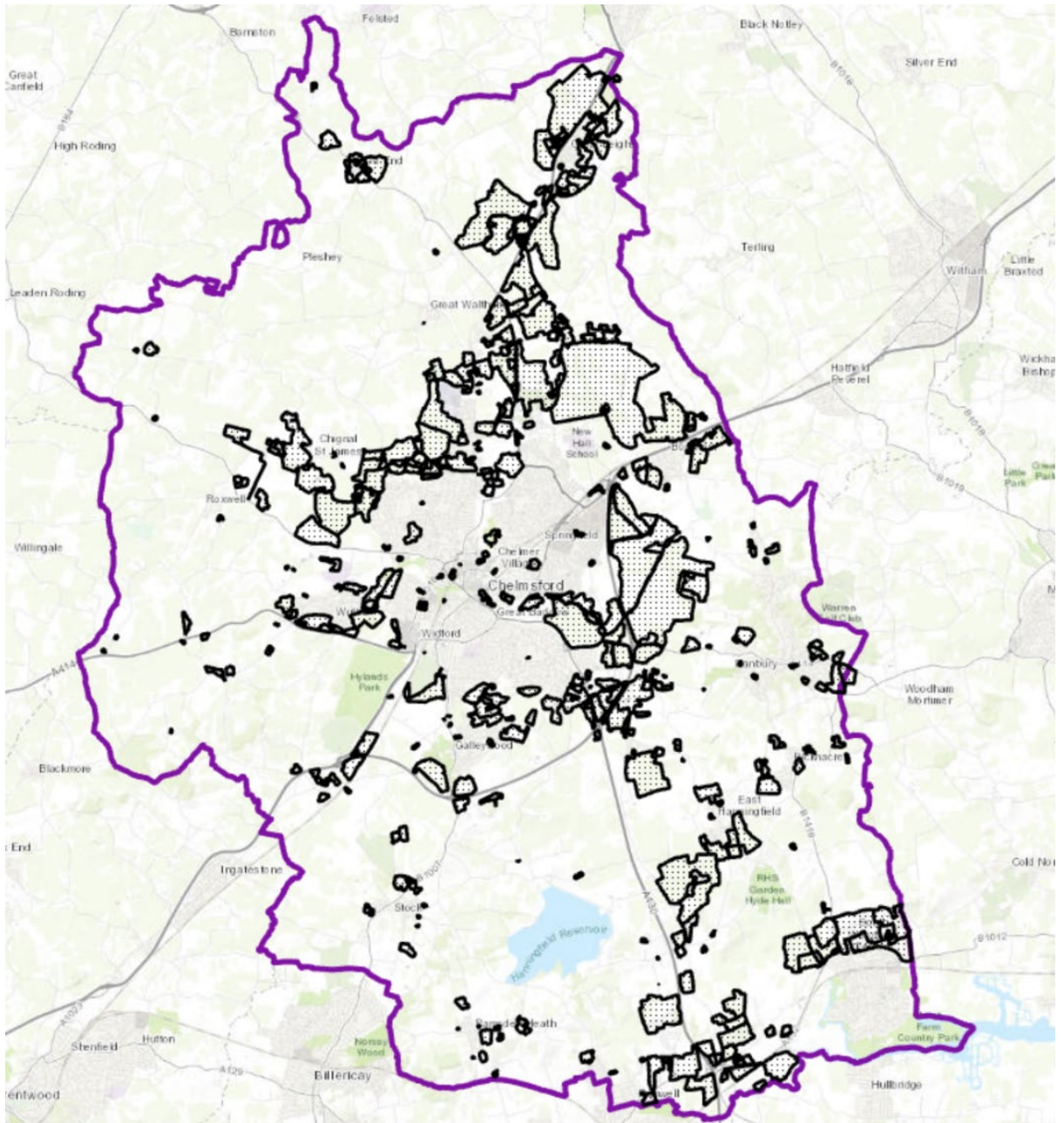
range of site characteristics; highlighting the strengths and constraints that sites may face in achieving the local authority requirements; and establishing the likelihood of site developability/deliverability.

- 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.

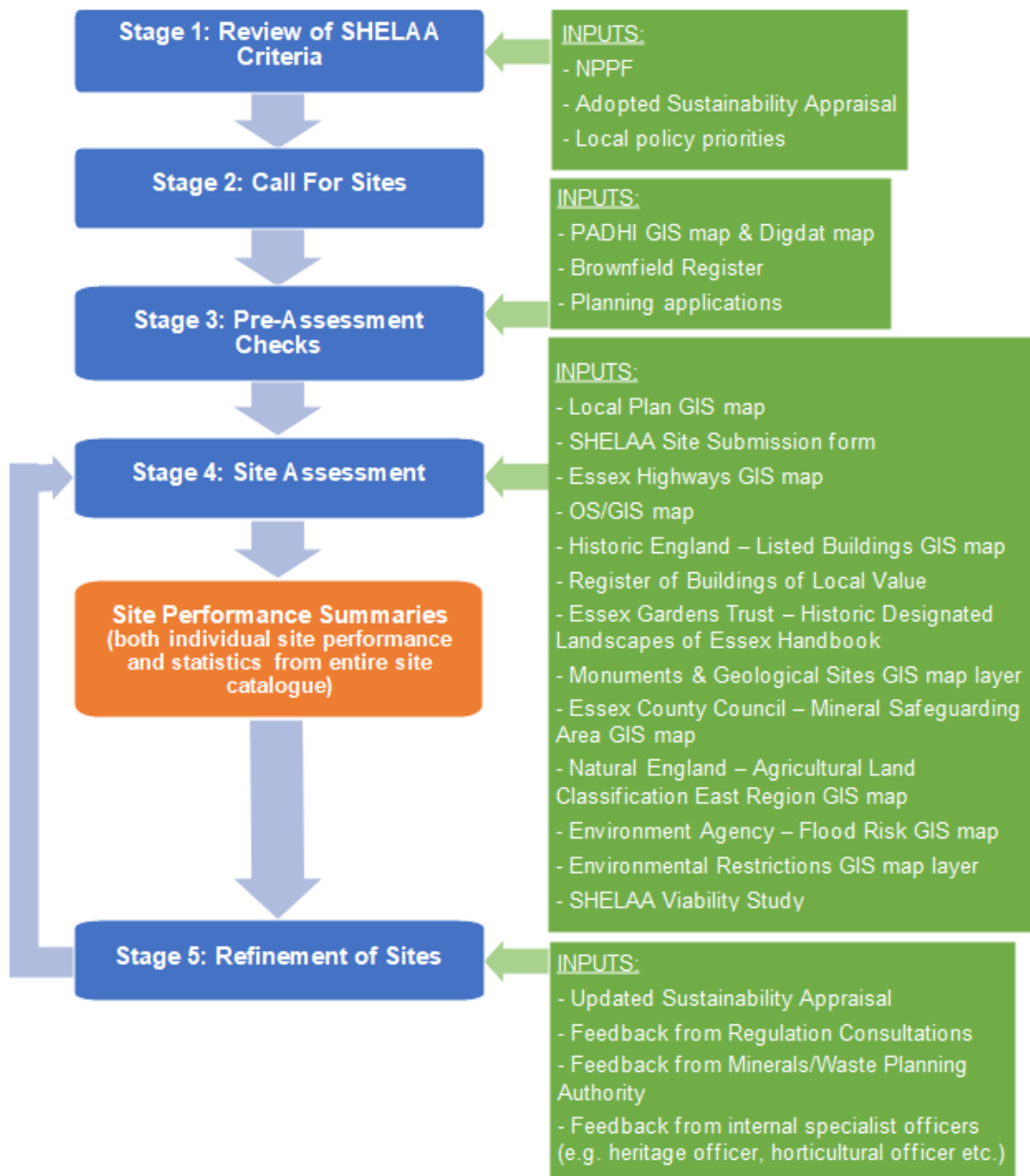
Members of the public, site owners, developers and interested parties can submit sites that have potential for new development to the Council for consideration for allocation as part of the local plan. This process is known as 'Call for Sites'.

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.

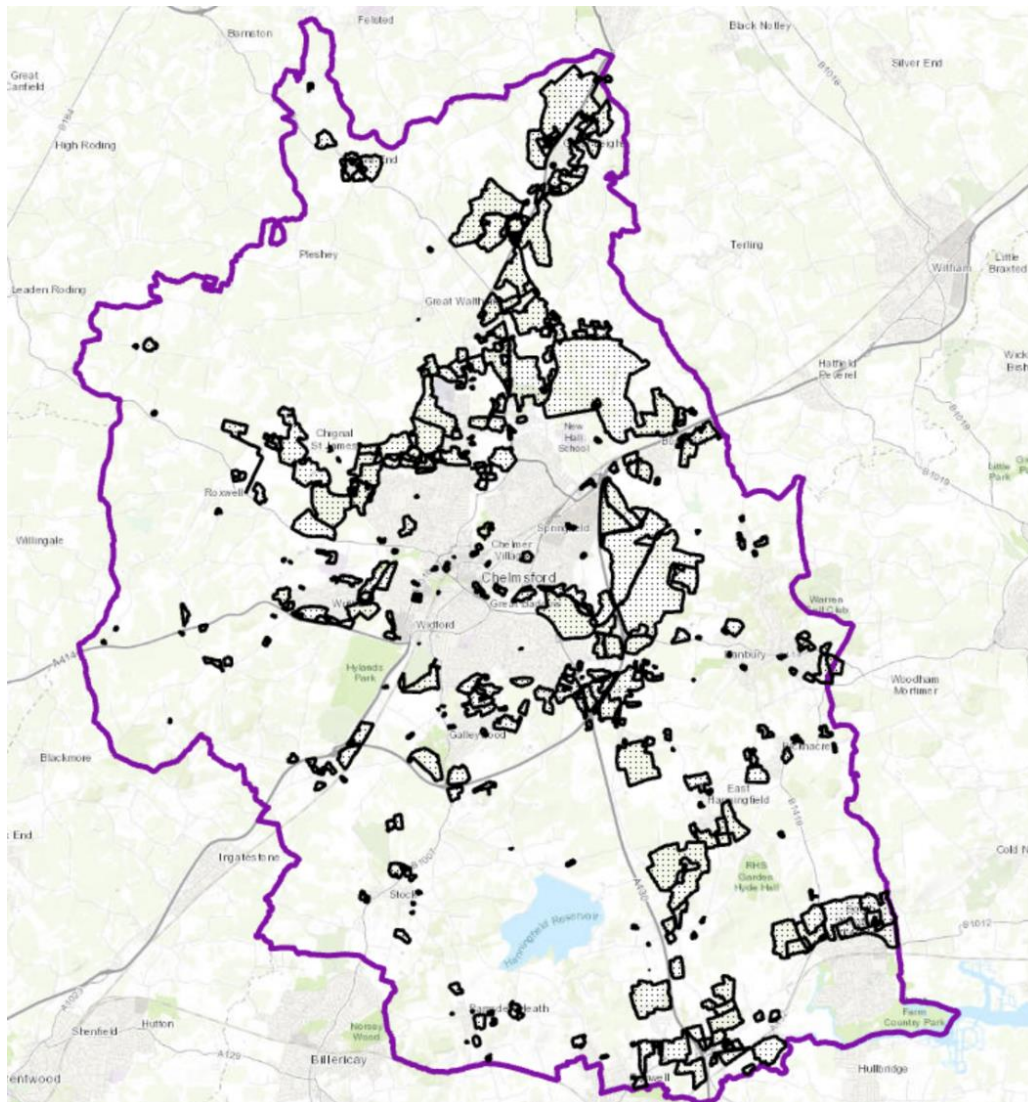
The sites are RAG (Red, Amber, Yellow, Green) rated according to their assessment scores and their compliance with national and local policy. The scores are published on the Site Performance Summaries, accompanied by GIS mapping.

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
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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



Chelmsford
City Council

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

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).”*

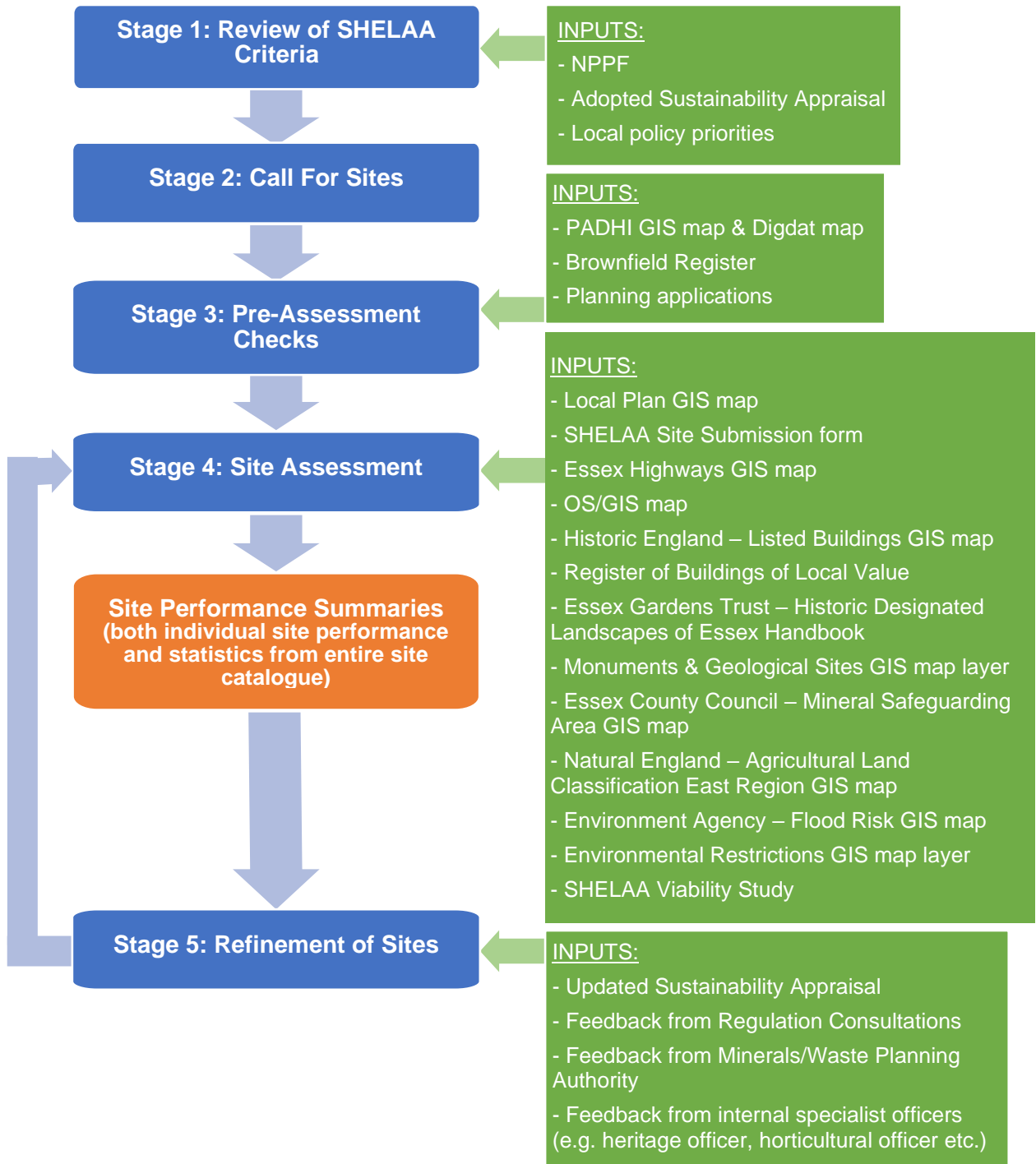
¹ NPPF 2023 Update

- 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



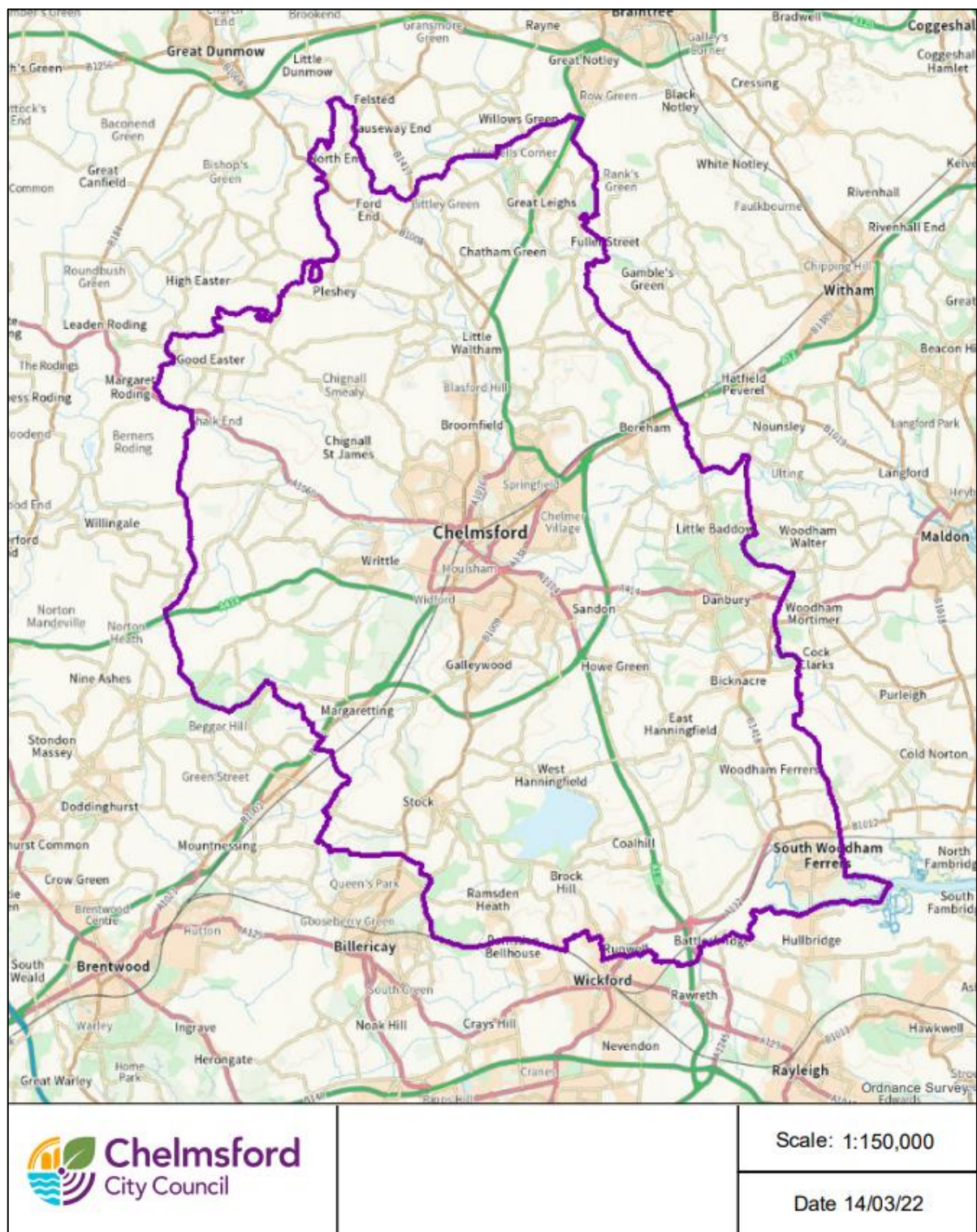
Stage 1: Reviewing the SHELAA Criteria

- 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*.

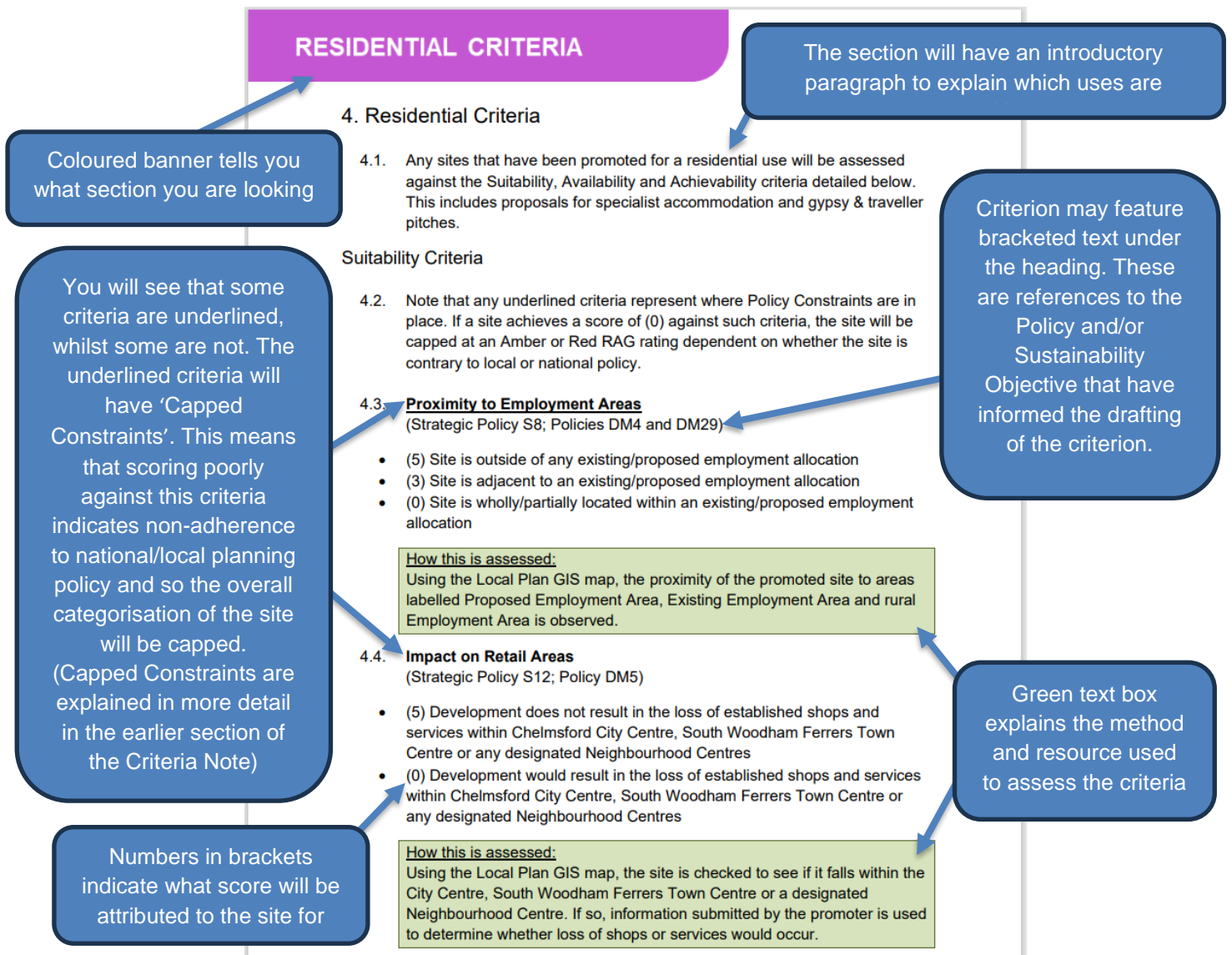
To do this, you will first need to make a note of the proposed use of the site. This needs to be one of the following:

- 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.

Contents

1. Overview.....	4
2. Pre-Assessment Checks	6
Brownfield Register	6
Planning History	6
Hazards to Human Health	7
3. Capped Constraints	8
National Policy Constraints	8
Local Policy Constraints	8
4. Residential Criteria	10
Suitability Criteria	10
Availability Criteria.....	18
Achievability Criteria.....	19
5. Employment Criteria	20
Suitability Criteria	20
Availability Criteria.....	26
Achievability Criteria.....	27
6. Retail Criteria.....	29
Suitability Criteria	29
Availability Criteria.....	35
Achievability Criteria.....	36
7. Community Facility Criteria.....	38
Suitability Criteria	38
Availability Criteria.....	44
Achievability Criteria.....	46
8. Mixed Uses Criteria	47
Suitability Criteria	47
Availability Criteria.....	55
Achievability Criteria.....	56
9. Renewable Power Generation Criteria	58
Suitability Criteria	58
Availability Criteria.....	64
Achievability Criteria.....	65
10. Overall Scores and Site Categorisation	67

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

APPENDIX 2

Viability Study

Contents

1. Introduction	3
2. Background.....	3
3. Methodology	4
4. Residential Market	5
Affordable Housing	7
Residential Typologies	8
Gypsy & Traveller Pitches and Travelling Showperson’s Plots.....	10
Older Person’s Housing	10
5. Non-Residential Market.....	11
6. Development Costs.....	12
Construction Costs.....	12
S106 Contributions and CIL	15
Other Development Costs	18
7. Viability Appraisals.....	19
8. Reflecting the Appraisal Outcomes within the SHELAA	22
9. Appendices	22

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 aide 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

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

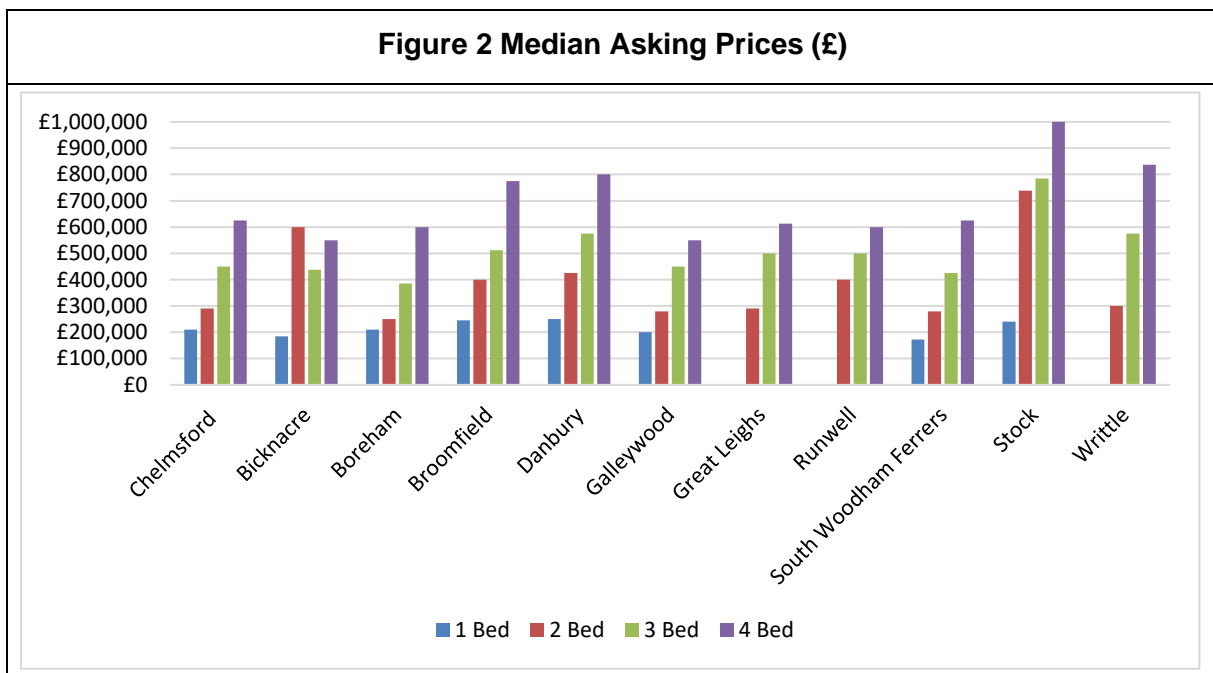
Source: HDH 2023

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

Roxwell		£170,000			£390,000		£700,000	£625,000	£550,000
Good Easter					£280,000		£600,000	£600,000	
Newlands Spring							£550,000	£600,000	
North Chelmsford							£525,000	£575,000	
							£500,000	£539,950	
							£500,000	£535,000	
							£495,000	£500,000	
							£465,000		
							£450,000		
							£450,000		
							£450,000		
							£440,000		
							£439,995		
							£435,000		
							£425,000		
							£420,000		
							£400,000		
							£375,000		
CM1 7			£265,000		£409,995		£600,000	£795,000	£4,000,000
Broomfield					£400,000		£550,000	£730,000	£1,350,000
South East Springfield					£325,000		£525,000	£700,000	£1,300,000
					£325,000		£495,000	£700,000	£697,500
							£465,000	£625,000	£687,500
							£465,000	£600,000	
							£425,000	£550,000	
							£425,000	£525,000	
							£425,000		
							£380,000		
CM3 1				£210,000	£300,000		£725,000	£1,050,000	£650,000
Great & Little Leighs				£180,000			£650,000	£650,000	
Great Waltham							£550,000	£625,000	
Pleshey							£525,000	£570,000	
Ford End							£425,000	£550,000	
							£425,000	£550,000	
							£425,000		
							£400,000		
CM3 3			£190,000	£695,000	£825,000		£700,000	£1,895,000	£2,500,000
Boreham				£625,000	£460,000		£600,000	£1,895,000	£1,495,000
Little Waltham				£475,000	£450,000		£600,000	£1,600,000	£1,100,000
				£250,000	£450,000		£599,995	£1,075,000	£900,000
					£399,999		£575,000	£995,000	£900,000
					£325,000		£575,000	£950,000	
					£290,000		£575,000	£950,000	
							£560,000	£895,000	
							£560,000	£750,000	
							£535,000	£750,000	
							£500,000	£700,000	
							£500,000	£675,000	
							£495,000	£660,000	
							£475,000	£625,000	
							£425,000	£590,000	
							£400,000	£425,000	
CM3 4		£275,000		£500,000	£660,000		£950,000	£2,250,000	£3,250,000
Danbury					£600,000		£675,000	£1,200,000	£2,000,000
Little Baddow					£425,000		£625,000	£975,000	£1,250,000
Bicknacre							£500,000	£900,000	£1,000,000
							£500,000	£900,000	£900,000
							£475,000	£900,000	£800,000
							£450,000	£895,000	£550,000
							£450,000	£875,000	
							£425,000	£825,000	
							£375,000	£775,000	
							£375,000	£775,000	
								£750,000	
								£750,000	
								£725,000	
								£725,000	
								£700,000	
								£700,000	
								£675,000	
								£600,000	
								£575,000	
								£550,000	
								£550,000	
								£530,000	

								£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
				£200,000			£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	ROSEBERRY HOUSE, 41	SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	33	£7,121
£225,000	22/02/2021	F	FLAT 48	ROSEBERRY 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	

£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

£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	WRITTELE	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			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

£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

£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	

£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	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	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	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	CHELMSFORD	CM1 6AL	370	£1,005
£732,000	16/02/2021	D			27 GALLEYWOOD ROAD	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	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	CHELMSFORD	CM1 6AU	55	£4,000
£450,000	16/02/2021	D			133 HULLBRIDGE ROAD	CHELMSFORD	CM3 5LL	116	£3,879
£642,000	16/02/2021	D			3 BADEN POWELL CLOSE	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	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	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

£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	

£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

£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		RUNSELL 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

£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 SWALLOWES	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	

£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

£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	

£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

£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

£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

£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	

£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	

£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

£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

£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

£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

£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

£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

£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 6VZ	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

£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

£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 9JQ	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

£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

£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	

£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

£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	ROSEBERRY 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

£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

£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

£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	BOREHAM	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	DANBURY	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

£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

£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

£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

£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 0XE	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

£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

£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	

£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

£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	

£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 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	ABBOTTSLEIGH 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

£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

£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

£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	

£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	

£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

£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

£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	

£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

£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

£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	CRAMPHORN 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

£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	

£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

£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

£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

£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

£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

£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

£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 4QZ	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

£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

£775,000	28/01/2022	D		DOWNFIELDS	WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	187	£4,144
£380,000	28/01/2022	T			41 ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	92	£4,130
£315,000	28/01/2022	T			131 ROBIN WAY		CHELMSFORD	CM2 8AU	77	£4,091
£342,500	28/01/2022	T			312 DORSET AVENUE		CHELMSFORD	CM2 8HD	84	£4,077
£445,000	28/01/2022	D			24 PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	116	£3,836
£365,000	28/01/2022	T			13 VIOLET CLOSE		CHELMSFORD	CM1 6XG	100	£3,650
£328,000	28/01/2022	S			78 DOWNSWAY		CHELMSFORD	CM1 6TU	112	£2,929
£118,000	28/01/2022	F			188 REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	70	£1,686
£475,000	31/01/2022	D			13 WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY	75	£6,333
£480,000	31/01/2022	S			18 GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	85	£5,647
£350,000	31/01/2022	S			7 BANKART LANE		CHELMSFORD	CM2 6TZ	63	£5,556
£380,000	31/01/2022	S			9 NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	71	£5,352
£265,000	31/01/2022	T			10 HELENA COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LZ	55	£4,818
£290,500	31/01/2022	T			114 THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NT	62	£4,685
£340,000	31/01/2022	T			10 GROVE ROAD		CHELMSFORD	CM2 0EY	74	£4,595
£420,000	31/01/2022	D			28 BURNELL GATE		CHELMSFORD	CM1 6ED	92	£4,565
£465,000	31/01/2022	S			12 BARROW CHASE	SPRINGFIELD	CHELMSFORD	CM2 6GD	104	£4,471
£352,000	31/01/2022	S			2 BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	83	£4,241
£292,500	31/01/2022	F			17 BOND STREET		CHELMSFORD	CM1 1GD	69	£4,239
£500,000	31/01/2022	T			22 WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	127	£3,937
£245,000	31/01/2022	F			134 FOREST DRIVE		CHELMSFORD	CM1 2TT	66	£3,712
£395,000	01/02/2022	F	FLAT 9	QUINLAN COURT, 78	MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	72	£5,486
£335,000	01/02/2022	T			55 BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN	65	£5,154
£365,000	01/02/2022	T			109 ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EJ	85	£4,294
£101,000	01/02/2022	F	FLAT 10	DENMARK HOUSE	BADDOW ROAD		CHELMSFORD	CM2 9QW	28	£3,607
£408,000	02/02/2022	S			62 MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	73	£5,589
£406,000	02/02/2022	S			67 HEATH DRIVE		CHELMSFORD	CM2 9HF	78	£5,205
£695,000	02/02/2022	D		EASTERN	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	138	£5,036
£330,000	02/02/2022	T			4 HERRINGHAM GREEN		CHELMSFORD	CM2 6QQ	69	£4,783
£725,000	02/02/2022	D		OAK HOUSE	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DP	174	£4,167
£443,000	02/02/2022	D			4 MEADOW VIEW	BICKNACRE	CHELMSFORD	CM3 4HR	117	£3,786
£167,500	02/02/2022	F			128 TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT	52	£3,221
£450,000	02/02/2022	T			185 PARKINSON DRIVE		CHELMSFORD	CM1 3GW	165	£2,727
£155,000	03/02/2022	F			87 THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	27	£5,741
£280,000	03/02/2022	F	FLAT 2		1 TINDAL STREET		CHELMSFORD	CM1 1ER	54	£5,185
£350,000	03/02/2022	D		LITTLE BIRCHWOOD	HYDE LANE	DANBURY	CHELMSFORD	CM3 4LW	72	£4,861
£425,000	03/02/2022	S			7 BORDA CLOSE		CHELMSFORD	CM1 4JY	89	£4,775
£510,000	04/02/2022	S			68 BEECHES ROAD		CHELMSFORD	CM1 2RX	75	£6,800
£770,000	04/02/2022	S			56 VICARAGE ROAD		CHELMSFORD	CM2 9PQ	123	£6,260
£420,000	04/02/2022	S			70 TOTNES WALK		CHELMSFORD	CM1 6LU	77	£5,455
£507,000	04/02/2022	T			8 MANOR ROAD		CHELMSFORD	CM2 0ER	94	£5,394
£390,000	04/02/2022	S			118 HEATH DRIVE		CHELMSFORD	CM2 9HQ	78	£5,000
£555,000	04/02/2022	D			24 BARNABY RUDGE		CHELMSFORD	CM1 4YG	113	£4,912
£165,000	04/02/2022	F			11 BOUNDERBY GROVE		CHELMSFORD	CM1 4XN	35	£4,714
£1,260,000	04/02/2022	D		HAWTHORN HOUSE	WRITTLE PARK	EDNEY COMMON	CHELMSFORD	CM1 3QF	276	£4,565
£640,000	04/02/2022	D		FENLEY HOUSE	THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	149	£4,295
£317,500	04/02/2022	T			11 TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU	74	£4,291
£385,000	04/02/2022	T			140 WAVENEY DRIVE		CHELMSFORD	CM1 7QB	90	£4,278
£450,000	04/02/2022	D			19 LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	106	£4,245

£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

£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

£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

£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		BEAMOND		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

£277,500	11/03/2022	T		7	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	44	£6,307
£400,000	11/03/2022	S		18	REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	70	£5,714
£395,250	11/03/2022	T		96	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU	72	£5,490
£410,000	11/03/2022	S		16	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£5,467
£690,000	11/03/2022	S		70	HIGHFIELD ROAD		CHELMSFORD	CM1 2NQ	132	£5,227
£550,000	11/03/2022	D		5	REGAL CLOSE		CHELMSFORD	CM2 9RJ	106	£5,189
£750,000	11/03/2022	D	33A		OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GY	148	£5,068
£510,000	11/03/2022	D		3	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS	102	£5,000
£192,500	11/03/2022	F		11	GLEBE ROAD		CHELMSFORD	CM1 1QG	39	£4,936
£183,000	11/03/2022	F		98	BYRON ROAD		CHELMSFORD	CM2 6HJ	38	£4,816
£363,000	11/03/2022	S		8	HAWTHORN WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TX	84	£4,321
£330,000	11/03/2022	T		27	HILLARY CLOSE		CHELMSFORD	CM1 7RR	77	£4,286
£400,000	11/03/2022	S		13	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	96	£4,167
£760,000	11/03/2022	D		1	MARSH FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WP	195	£3,897
£515,000	11/03/2022	S		20	ATTWOODS CLOSE	GALLEYWOOD	CHELMSFORD	CM2 8QJ	142	£3,627
£180,000	11/03/2022	F		48	CROCUS WAY		CHELMSFORD	CM1 6XN	50	£3,600
£190,000	14/03/2022	F	FLAT 26		ROBERTS COURT	BADDOW ROAD	CHELMSFORD	CM2 9RQ	40	£4,750
£262,000	14/03/2022	F		193	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	60	£4,367
£377,500	14/03/2022	T		265	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AT	88	£4,290
£217,500	14/03/2022	F		406	DURRANT COURT		CHELMSFORD	CM1 1UE	51	£4,265
£375,000	14/03/2022	T		1	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN	104	£3,606
£192,000	14/03/2022	F		30	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	61	£3,148
£406,500	15/03/2022	S		13	LILY CLOSE		CHELMSFORD	CM1 6YN	85	£4,782
£345,000	15/03/2022	S		16	CHAUCER ROAD		CHELMSFORD	CM2 6HL	87	£3,966
£378,650	16/03/2022	S		5	TYLERS CLOSE		CHELMSFORD	CM2 9DY	67	£5,651
£415,000	16/03/2022	D		35	ROXWELL AVENUE		CHELMSFORD	CM1 2NX	77	£5,390
£360,000	16/03/2022	S		6	SKERRY RISE		CHELMSFORD	CM1 4EG	76	£4,737
£385,000	16/03/2022	T		18	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	87	£4,425
£450,000	16/03/2022	D		4	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	107	£4,206
£220,000	16/03/2022	F		32	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	61	£3,607
£740,000	16/03/2022	D		38	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	213	£3,474
£450,000	17/03/2022	T		109	MILDMAY ROAD		CHELMSFORD	CM2 0DS	83	£5,422
£355,000	17/03/2022	D		9	WHITMORE CRESCENT		CHELMSFORD	CM2 6YN	69	£5,145
£730,000	17/03/2022	D		88	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	142	£5,141
£665,000	17/03/2022	D		7	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	137	£4,854
£485,000	17/03/2022	S		57	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ	137	£3,540
£591,100	18/03/2022	D		30	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	85	£6,954
£392,500	18/03/2022	S		17	SHERBORNE ROAD		CHELMSFORD	CM1 7NU	58	£6,767
£425,000	18/03/2022	T		21	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£5,449
£435,000	18/03/2022	S		5	SKERRY RISE		CHELMSFORD	CM1 4EG	80	£5,438
£450,000	18/03/2022	T		50	BISHOP ROAD		CHELMSFORD	CM1 1PX	86	£5,233
£370,000	18/03/2022	T		38	LITTELL TWEED		CHELMSFORD	CM2 6SH	72	£5,139
£525,000	18/03/2022	D		44	PETERSFIELD		CHELMSFORD	CM1 4EP	107	£4,907
£117,000	18/03/2022	F	28		WINGROVE COURT	BROOMFIELD ROAD	CHELMSFORD	CM1 4ES	24	£4,875
£375,000	18/03/2022	S		3	BEECHES ROAD		CHELMSFORD	CM1 2RS	77	£4,870
£351,500	18/03/2022	T		68	ARBOUR LANE		CHELMSFORD	CM1 7RL	73	£4,815
£520,000	18/03/2022	D		6	GERNON CLOSE	BROOMFIELD	CHELMSFORD	CM1 7HW	114	£4,561
£410,000	18/03/2022	T		2	LITTELL TWEED		CHELMSFORD	CM2 6SH	91	£4,505
£175,000	18/03/2022	F		55	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	40	£4,375

£595,000	18/03/2022	D		5	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	137	£4,343	
£210,000	18/03/2022	F		44	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	50	£4,200	
£287,500	18/03/2022	F	18	ARMSTRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	69	£4,167	
£315,000	18/03/2022	T		9	SPRING POND CLOSE		CHELMSFORD	CM2 7LX	78	£4,038	
£345,000	18/03/2022	T		13	WEAR DRIVE		CHELMSFORD	CM1 7PT	87	£3,966	
£425,050	18/03/2022	S		48	ORFORD CRESCENT		CHELMSFORD	CM1 7PA	109	£3,900	
£177,500	18/03/2022	F		98	GODFREYS MEWS		CHELMSFORD	CM2 0XE	90	£1,972	
£327,000	21/03/2022	S		61	NALLA GARDENS		CHELMSFORD	CM1 4AU	57	£5,737	
£365,000	21/03/2022	D		31	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	73	£5,000	
£372,500	21/03/2022	S		80	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	75	£4,967	
£245,000	21/03/2022	F		4	SEABROOK ROAD	GREAT BADDOW	CHELMSFORD	CM2 7JF	64	£3,828	
£310,000	21/03/2022	T		14	BARNARD ROAD		CHELMSFORD	CM2 8RS	85	£3,647	
£181,000	21/03/2022	F		8	VIOLET CLOSE		CHELMSFORD	CM1 6XG	50	£3,620	
£73,750	21/03/2022	F		18	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,024	
£565,000	22/03/2022	D		4	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	77	£7,338	
£575,000	22/03/2022	S		36	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,915	
£300,000	22/03/2022	S		195	AVON ROAD		CHELMSFORD	CM1 2LA	88	£3,409	
£480,000	23/03/2022	S		34	STEWART ROAD		CHELMSFORD	CM2 9BB	78	£6,154	
£455,000	23/03/2022	F	4	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE	78	£5,833	
£575,000	23/03/2022	D		22	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	108	£5,324	
£335,000	23/03/2022	T		130	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	65	£5,154	
£188,000	24/03/2022	F		31	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	N/A	#VALUE!	
£565,000	24/03/2022	D			WOODMANS	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TW	N/A	#VALUE!
£371,875	24/03/2022	S	1	SPRING COTTAGES	CHAPEL LANE	LITTLE BADDOW	CHELMSFORD	CM3 4BB	66	£5,634	
£395,000	24/03/2022	T		34	NEW ENGLAND CLOSE	BICKNACRE	CHELMSFORD	CM3 4XA	81	£4,877	
£425,000	24/03/2022	S		14	WILLOW CLOSE	BROOMFIELD	CHELMSFORD	CM1 7AY	98	£4,337	
£405,000	24/03/2022	S		56	GOSHAWK DRIVE		CHELMSFORD	CM2 8XP	100	£4,050	
£230,000	24/03/2022	F	FLAT 31	BURWOOD COURT	GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	60	£3,833	
£205,000	24/03/2022	F		183	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,661	
£455,000	24/03/2022	S		147	HILL VIEW ROAD		CHELMSFORD	CM1 7RZ	129	£3,527	
£195,000	24/03/2022	F		40	BODMIN ROAD		CHELMSFORD	CM1 6LJ	70	£2,786	
£580,000	25/03/2022	F	2	MAYNETREES	WATERLOO LANE		CHELMSFORD	CM1 1BD	N/A	#VALUE!	
£730,000	25/03/2022	D			LUCKS COTTAGE	MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	N/A	#VALUE!
£936,000	25/03/2022	D		13	APPLE WAY		CHELMSFORD	CM2 9HX	151	£6,199	
£230,000	25/03/2022	T		94	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	39	£5,897	
£750,000	25/03/2022	D		2	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	141	£5,319	
£426,500	25/03/2022	T		8	SADDLE RISE		CHELMSFORD	CM1 6SX	81	£5,265	
£325,000	25/03/2022	S		40	TYTHE CLOSE		CHELMSFORD	CM1 6SU	62	£5,242	
£500,000	25/03/2022	D		3	REDMAYNE DRIVE		CHELMSFORD	CM2 9XF	101	£4,950	
£200,000	25/03/2022	T		32	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£4,762	
£293,000	25/03/2022	F		97	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	64	£4,578	
£485,000	25/03/2022	S		280	BADDOW ROAD		CHELMSFORD	CM2 9QX	106	£4,575	
£371,000	25/03/2022	S		108	BEEHIVE LANE		CHELMSFORD	CM2 9SH	83	£4,470	
£335,200	25/03/2022	T		36	HAWFINCH WALK		CHELMSFORD	CM2 8BE	78	£4,297	
£272,500	25/03/2022	F		72	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	65	£4,192	
£735,000	25/03/2022	D		40	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LE	179	£4,106	
£295,000	25/03/2022	S		5	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	88	£3,352	
£670,000	28/03/2022	D		11	SEVEN ASH GREEN		CHELMSFORD	CM1 7SE	84	£7,976	
£440,000	28/03/2022	D		121	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,570	

£265,000	28/03/2022	T		267	BADDOW ROAD		CHELMSFORD	CM2 7QA	53	£5,000
£570,000	28/03/2022	D		20	WICKHAY COTTAGES	LITTLE BADDOW	CHELMSFORD	CM3 4TJ	130	£4,385
£350,000	28/03/2022	S		11	KIRK PLACE		CHELMSFORD	CM2 6TN	81	£4,321
£402,000	28/03/2022	D		20	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JN	100	£4,020
£500,000	28/03/2022	S		151	POLLARDS GREEN		CHELMSFORD	CM2 6UX	129	£3,876
£597,000	28/03/2022	T		28	ALBATROSS WAY		CHELMSFORD	CM3 3FX	161	£3,708
£337,000	28/03/2022	T		6	HATCHFIELDS	GREAT WALTHAM	CHELMSFORD	CM3 1AJ	98	£3,439
£450,000	29/03/2022	S		44	SKERRY RISE		CHELMSFORD	CM1 4EG	98	£4,592
£320,000	29/03/2022	T		442	LINNET DRIVE		CHELMSFORD	CM2 8AN	74	£4,324
£195,000	29/03/2022	F		86	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	49	£3,980
£210,000	29/03/2022	F		46	HAIG COURT		CHELMSFORD	CM2 0BH	56	£3,750
£140,000	29/03/2022	F		128	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	41	£3,415
£1,190,000	29/03/2022	D		10	FRANCES GREEN		CHELMSFORD	CM1 6EG	361	£3,296
£1,400,000	30/03/2022	D	HILLBERRY BARN		LEIGHAMS ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8BT	221	£6,335
£300,000	30/03/2022	T		3	SAYWELL BROOK		CHELMSFORD	CM2 6RJ	49	£6,122
£455,000	30/03/2022	S		11	PARKLANDS DRIVE		CHELMSFORD	CM1 7RJ	91	£5,000
£470,000	30/03/2022	D		46	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EJ	103	£4,563
£515,000	30/03/2022	S	1B		KELVEDON CLOSE		CHELMSFORD	CM1 4DG	113	£4,558
£230,000	30/03/2022	F		16	GOODIER ROAD		CHELMSFORD	CM1 2GG	53	£4,340
£190,000	30/03/2022	F	FLAT 17	CHANCELLOR COURT	BROOMFIELD ROAD		CHELMSFORD	CM1 1RY	50	£3,800
£189,500	30/03/2022	F		33	CANVEY WALK		CHELMSFORD	CM1 6LB	57	£3,325
£280,000	30/03/2022	D		49	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PJ	95	£2,947
£1,250,000	31/03/2022	D			BLIND LANE	WEST HANNINGFIELD	CHELMSFORD	CM2 8UF	95	£13,158
£325,000	31/03/2022	T		2	ARBOUR LANE		CHELMSFORD	CM1 7RG	59	£5,508
£350,000	31/03/2022	S		6	ARNOLD WAY		CHELMSFORD	CM2 8PA	69	£5,072
£1,700,000	31/03/2022	D		29	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	352	£4,830
£380,000	31/03/2022	S		25	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE	81	£4,691
£210,000	31/03/2022	F		209	DURRANT COURT		CHELMSFORD	CM1 1UE	49	£4,286
£600,000	31/03/2022	D		4	HARRINGTON MEAD		CHELMSFORD	CM2 6YU	140	£4,286
£206,000	31/03/2022	F		1	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	53	£3,887
£430,000	31/03/2022	T		38	PERRY HILL		CHELMSFORD	CM1 7RD	111	£3,874
£245,000	31/03/2022	D		152	WOOD STREET		CHELMSFORD	CM2 8BN	71	£3,451
£185,000	31/03/2022	F		121	CROCUS WAY		CHELMSFORD	CM1 6XH	55	£3,364
£280,000	31/03/2022	F	FLAT 8	SANDON BROOK MANOR	SANDON BROOK PLACE	SANDON	CHELMSFORD	CM2 7UJ	84	£3,333
£385,000	01/04/2022	S		23	SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	34	£11,324
£380,150	01/04/2022	T		27	BARN GREEN		CHELMSFORD	CM1 6UG	60	£6,336
£329,500	01/04/2022	S		40	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	58	£5,681
£202,000	01/04/2022	F		1	DEVON MEWS		CHELMSFORD	CM2 0GD	38	£5,316
£186,000	01/04/2022	T		51	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	39	£4,769
£365,000	01/04/2022	T		47	GREAT COB		CHELMSFORD	CM1 6LA	78	£4,679
£245,000	01/04/2022	F	48	ARMSTRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	57	£4,298
£225,000	01/04/2022	F		30	TAMAR RISE		CHELMSFORD	CM1 7QN	55	£4,091
£325,000	01/04/2022	T		9	HOLLY WAY		CHELMSFORD	CM2 9JU	81	£4,012
£260,000	01/04/2022	F		21	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF	66	£3,939
£300,000	01/04/2022	T		279	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	81	£3,704
£325,000	01/04/2022	T		39	FOREST DRIVE		CHELMSFORD	CM1 2TT	97	£3,351
£218,500	01/04/2022	F		19	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS	69	£3,167
£485,000	04/04/2022	S		14	BRIDGE STREET	WRITTLE	CHELMSFORD	CM1 3EX	N/A	#VALUE!
£332,500	04/04/2022	D		36	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	71	£4,683

£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

£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

£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

£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

£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 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%	105	Shared Dw	10%		10.50	11	Net:Gross	70%		Gross	12.245	Green Br Green						
				First Home	25%	% of Aff	26.25	26				Net	8.571	Use	Agricultural					
							105	105												
				Market						Affordable for Rent			Shared Ownership			First Homes				
	Beds	m2	Circulation	195		Rounded	m2		68		Rounded	m2	11		Rounded	m2	26		Rounded	m2
Terrace	2	73	0.0%	15%	29.25	23	2,117	70	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	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	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	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	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	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		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	19.50	20	2,600	115		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	10%	19.50	20	2,800	119		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	19.50	18	732	39	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		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74		0.00	0	0		0.00	0	0		0.00	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%	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	0.0040	Strategic Open Space						
Terrace	3			1,402	1,402	3,064	4,295,728	Terrace	3	36	0	0	0.0024	Natural Open Space						
Terrace	4			1,402	1,402	291	407,982	Terrace	4	3	0	0								
Semi	2			1,434	1,434	3,929	5,634,186	Semi	2	49	0	0								
Semi	3			1,434	1,434	5,124	7,347,816	Semi	3	53	0	0								
Semi	4			1,434	1,434	2,968	4,256,112	Semi	4	28	0	0								
Det	3			1,647	1,647	0	0	Det	3	0	0	0								
Det	4			1,647	1,647	2,600	4,282,200	Det	4	20	0	0								
Det	5			1,647	1,647	2,800	4,611,600	Det	5	20	0	0								
Flat to5	1			1,612	1,612	1,993	3,213,038	Flat to5	1	46	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								
						26,006	38,586,936					Residents	0							
						1,484	£/m2													
												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	*****		*****					

Large GF 100 Urban Edge						Rounded		Modelling		Area ha		Characteristics							
2	UNITS	100	Aff - rented	65%	% of Aff	22.75	23	Density	35	units/ha	Total	4.082	Sub Area	Wider Chelmsford					
	Affordable	35%	Shared Ow	10%		3.50	4	Net:Gross	70%		Gross	4.082	Green Br	Green					
			First Home	25%	% of Aff	6.75	3				Net	2.857	Use	Agricultural					
						35	36												
Market								Affordable for Rent		Shared Ownership		First Homes							
	Beds	m2	Circulation	65	Rounded	m2		23	Rounded	m2	4	Rounded	m2	3	Rounded	m2			
Terrace	2	73	0.0%	15%	9.75	10	730	15%	3.45	3	210	20%	0.80	1	70	20%	1.80	2	140
Terrace	3	86	0.0%	10%	6.50	7	602	15%	3.45	3	252	15%	0.60	1	84	15%	1.35	1	84
Terrace	4	97	0.0%		0.00	0	0	5%	1.15	1	37		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	9.75	10	810	15%	3.45	4	316	25%	1.00	1	79	25%	2.25	2	158
Semi	3	98	0.0%	20%	13.00	13	1,274	15%	3.45	4	372	10%	0.40	0	0	10%	0.30	1	93
Semi	4	106	0.0%	10%	6.50	7	742	5%	1.15	1	106	10%	0.40	0	0	10%	0.30	1	106
Det	3	120	0.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	6.50	7	910		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	10%	6.50	7	980		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	6.50	4	176	30%	6.30	7	300	20%	0.80	1	43	20%	1.80	2	86
Flat to5	2	65	10.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	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		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	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		0.00	0	0		0.00	0	0		0.00	0	0
				100%	65.00	65	6,224	100%	23.00	23	1,653	100%	4.00	4	276	100%	9.00	9	667
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	1,150	1,612,300	Terrace	2	16	0	0	0.0040	Strategic Open Space					
Terrace	3			1,402	1,402	1,022	1,432,844	Terrace	3	12	0	0	0.0024	Natural Open Space					
Terrace	4			1,402	1,402	37	135,394	Terrace	4	1	0	0	0.0000	0.0000					
Semi	2			1,434	1,434	1,363	1,954,542	Semi	2	17	0	0	0.0000	0.0000					
Semi	3			1,434	1,434	1,739	2,493,726	Semi	3	18	0	0	0.0000	0.0000					
Semi	4			1,434	1,434	954	1,368,036	Semi	4	9	0	0	0.0000	0.0000	Open Space Requi	0.830			
Det	3			1,647	1,647	0	0	Det	3	0	0	0	0.0000	0.0000	Gross - Net	1.224			
Det	4			1,647	1,647	310	1,498,770	Det	4	7	0	0	8888	ha	Shortfall / Surplus	0.394			
Det	5			1,647	1,647	980	1,614,060	Det	5	7	0	0							
Flat to5	1			1,612	1,612	605	975,260	Flat to5	1	14	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							
						8,820	13,085,532												
							1,484	£/m2											
								Residents											
												Summary		Construction		Saleable			
												Units	m2	Average	m2	Average			
												Market Housing	65	6,224	35.75	6,208	35.51		
												Aff - rented	23	1,653	71.88	1,626	70.70		
												Shared Ownership	4	276	68.98	272	68.00		
												First Homes	3	667	74.09	659	73.22		
												101	8,820		8,765				

Medium GF - 40 urban edge							Rounded		Modelling		Area ha		Characteristics							
3	UNITS	40	Aff - rented	65%	% of Aff		3.1	9	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	4				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	15%	1.35	1	70	20%	0.20	0	0	70			
Terrace	3	86	0.0%	10%	2.60	3	258	84	15%	1.35	1	84	15%	0.15	0	0	84			
Terrace	4	97	0.0%		0.00	0	0	97	5%	0.45	1	97		0.00	0	0	0			
Semi	2	81	0.0%	15%	3.90	4	324	79	15%	1.35	1	79	25%	0.25	1	79	25%			
Semi	3	98	0.0%	20%	5.20	5	490	93	15%	1.35	1	93	10%	0.10	0	0	10%			
Semi	4	106	0.0%	10%	2.60	3	318	106	5%	0.45	1	106	10%	0.10	0	0	10%			
Det	3	120	0.0%		0.00	0	0	102		0.00	0	0		0.00	0	0	0			
Det	4	130	0.0%	10%	2.60	3	390	115		0.00	0	0		0.00	0	0	0			
Det	5	140	0.0%	10%	2.60	3	420	119		0.00	0	0		0.00	0	0	0			
Flat to5	1	40	10.0%	10%	2.60	1	44	39	30%	2.70	3	129	20%	0.20	0	0	20%			
Flat to5	2	65	10.0%		0.00	0	0	61		0.00	0	0		0.00	0	0	0			
Flat to5	3	80	10.0%		0.00	0	0	74		0.00	0	0		0.00	0	0	0			
Flat 6+	1	40	15.0%		0.00	0	0	39		0.00	0	0		0.00	0	0	0			
Flat 6+	2	65	15.0%		0.00	0	0	61		0.00	0	0		0.00	0	0	0			
Flat 6+	3	80	15.0%		0.00	0	0	74		0.00	0	0		0.00	0	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		2	6	0	0		0.0040	Strategic Open Space					
Terrace	3			1,402	1,402	426	597,252		3	5	0	0		0.0024	Natural Open Space					
Terrace	4			1,402	1,402	97	135,994		4	1	0	0		0.0000	0.0000					
Semi	2			1,434	1,434	561	804,474		2	7	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	583	836,022		3	6	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	424	608,016		4	4	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	390	642,330		4	3	0	0		0.0000	0.0000					
Det	5			1,647	1,647	420	691,740		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													
							1,485	£/m2				Residents	0							
													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				

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	Wider Chelmsford						
	Affordable	35%	7	Shared Ow	10%		0.70	1	Net:Gross	80%	Gross	0.833 ha	Green Br	Green						
				First Home	25% % of Aff		1.75	2			Net	0.667 ha	Use	Agricultural						
							7	8												
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%	1.35	2	146	70	15%	0.75	1	70	20%	0.20	0	0	20%	0.40	0	0
Terrace	3	86	0.0%	10%	1.30	1	86	84	15%	0.75	1	84	15%	0.15	0	0	15%	0.30	0	0
Terrace	4	97	0.0%		0.00	0	0	97	5%	0.25	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	1.35	2	162	79	15%	0.75	1	79	25%	0.25	1	79	25%	0.50	2	158
Semi	3	98	0.0%	20%	2.60	3	294	93	15%	0.75	0	0	10%	0.10	0	0	10%	0.20	0	0
Semi	4	106	0.0%	10%	1.30	2	212	106	5%	0.25	0	0	10%	0.10	0	0	10%	0.20	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%	10%	1.30	1	130	115		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	10%	1.30	1	140	119		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	1.30	1	44	39	30%	1.50	2	86	20%	0.20	0	0	20%	0.40	0	0
Flat to5	2	65	10.0%		0.00	0	0	61		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74		0.00	0	0		0.00	0	0		0.00	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%	13.00	13	1,214		100%	5.00	5	319	100%	1.00	1	79	100%	2.00	2	158
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							
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													Construction		Salesable					
				Units	m2	Average	m2	Average												
Market Housing				13	1,214	93.38	1,210	93.08												
Aff - rented				5	319	63.76	311	62.20												
Shared Ownership				1	79	79.00	79	79.00												
First Homes				2	158	79.00	158	79.00												
				21	1,770		1,758													

Medium GF - 12 urban edge										Rounded		Modelling			Area ha		Characteristics				
5	UNITS	12	Aff - rented	65%	% of Aff	2.73	3	Density	30	units/ha	Total	0.500	Sub Area	Wider Chelmsford							
	Affordable	35%	4.2	Shared Ow	10%	0.42	0	Net:Gross	80%		Gross	0.500	Green Br	Green							
				First Home	25%	% of Aff	1.05				Net	0.400	Use	Agricultural							
						4.2	4														
				Market								Affordable for Rent			Shared Ownership			First Homes			
	Beds	m2	Circulation	8	Rounded	m2		m2	Circulation	3	Rounded	m2	0	Rounded	m2	1	Rounded	m2			
Terrace	2	73	0.0%		0.00	0		70	0.0%	15%	0.45	1	70	20%	0.00	0	0	20%	0.20	1	70
Terrace	3	86	0.0%		0.00	0		84	0.0%	15%	0.45	1	84	15%	0.00	0	0	15%	0.15	0	0
Terrace	4	97	0.0%		0.00	0		97	0.0%	5%	0.15	0	0	0.00	0	0	0	0.00	0.00	0	0
Semi	2	81	0.0%		0.00	0		79	0.0%	15%	0.45	0	0	25%	0.00	0	0	25%	0.25	0	0
Semi	3	98	0.0%	60%	4.80	4	332	93	0.0%	15%	0.45	0	0	10%	0.00	0	0	10%	0.10	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%	5%	0.15	0	0	10%	0.00	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	0.00	0.00	0	0
Det	4	130	0.0%	20%	1.60	2	260	115	0.0%		0.00	0	0	0.00	0	0	0	0.00	0.00	0	0
Det	5	140	0.0%	20%	1.60	2	280	119	0.0%		0.00	0	0	0.00	0	0	0	0.00	0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	30%	0.30	1	43	20%	0.00	0	0	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	0.00	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	0.00	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	0.00	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	0.00	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	0.00	0	0
				100%	8.00	8	932			100%	3.00	3	197	100%	0.00	0	0	100%	1.00	1	70
				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	140	196,280			2	2	0	0					0.0040	Strategic Open Space		
Terrace	3			1,402	1,402	84	117,768			3	1	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	392	562,128			3	4	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	260	428,220			4	2	0	0					0.0000	0.0000		
Det	5			1,647	1,647	280	461,160			5	2	0	0					0.0000	0.0000		
Flat to5	1			1,612	1,612	43	69,155			Flat to5	1	1	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							
						1,193	1,834,711														
							1,530	£/m2													
										Residents			0								
										Summary			Construction		Salesable						
										Units	m2	Average	m2	Average							
										Market Housing	8	932	116.50	932	116.50						
										Aff - rented	3	197	65.63	193	64.33						
										Shared Ownership	0	0	70.00	0	70.00						
										First Homes	1	70	70.00	70	70.00						
											12	1,199		1,195							

Browfield - 125 Urban Area

6	UNITS	125	Aff - rented	65%	% of Aff	28.438	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 65 units/ha	Total 2.747	Sub Area Wider Chelmsford
Net:Gross 70%	Gross 2.747 ha	Green Br Brown
	Net 1.923 ha	Use PDL

		Market		Rounded		m2		Circulation	
Beds	m2	Circulation	81	20.25	20	1,460	70	0.0%	0.0%
Terrace	2	73	25%	20.25	20	1,460	70	0.0%	0.0%
Terrace	3	86	25%	20.25	20	1,720	84	0.0%	0.0%
Terrace	4	97	10%	8.10	8	776	97	0.0%	0.0%
Semi	2	81		0.00	0	0	79	0.0%	0.0%
Semi	3	98	15%	12.15	13	1,274	93	0.0%	0.0%
Semi	4	106	10%	8.10	8	848	106	0.0%	0.0%
Det	3	120		0.00	0	0	102	0.0%	0.0%
Det	4	130		0.00	0	0	115	0.0%	0.0%
Det	5	140		0.00	0	0	119	0.0%	0.0%
Flat to5	1	40	5%	4.05	4	176	39	10.0%	10.0%
Flat to5	2	65	10%	8.10	8	572	61	10.0%	10.0%
Flat to5	3	80		0.00	0	0	74	10.0%	10.0%
Flat 6+	1	40		0.00	0	0	39	15.0%	15.0%
Flat 6+	2	65		0.00	0	0	61	15.0%	15.0%
Flat 6+	3	80		0.00	0	0	74	15.0%	15.0%
100%	81.00	81	6,826						

		Affordable for Rent			Shared Ownership			First Homes			
28	Rounded	m2	4	Rounded	m2	11	Rounded	m2	11	Rounded	m2
15%	4.20	4	280	40%	1.60	2	140	40%	4.40	4	280
10%	2.80	3	252	25%	1.00	1	84	25%	2.75	3	252
10%	2.80	3	291	10%	0.40	0	0	10%	1.10	1	97
	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
30%	8.40	8	343	10%	0.40	1	43	10%	1.10	1	43
20%	5.60	6	403	10%	0.40	0	0	10%	1.10	1	67
15%	4.20	4	326	5%	0.20	0	0	5%	0.55	1	81
	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%	28.00	28	1,894	100%	4.00	4	267	100%	11.00	11	820

		BCIS			
		Lower Q	Median	Used	m2
Terrace	2		1,402	1,402	2,160
Terrace	3		1,402	1,402	2,308
Terrace	4		1,402	1,402	1,164
Semi	2		1,434	1,434	0
Semi	3		1,434	1,434	1,274
Semi	4		1,434	1,434	848
Det	3		1,647	1,647	0
Det	4		1,647	1,647	0
Det	5		1,647	1,647	0
Flat to5	1		1,612	1,612	605
Flat to5	2		1,612	1,612	1,042
Flat to5	3		1,612	1,612	407
Flat 6+	1		1,906	1,906	0
Flat 6+	2		1,906	1,906	0
Flat 6+	3		1,906	1,906	0
					3,808

1,453 £/m2

		Occupants		Population	
	Beds	Count	per unit		
Terrace	2	30	0	0	0
Terrace	3	27	0	0	0
Terrace	4	12	0	0	0
Semi	2	0	0	0	0
Semi	3	13	0	0	0
Semi	4	8	0	0	0
Det	3	0	0	0	0
Det	4	0	0	0	0
Det	5	0	0	0	0
Flat to5	1	14	0	0	0
Flat to5	2	15	0	0	0
Flat to5	3	5	0	0	0
Flat 6+	1	0	0	0	0
Flat 6+	2	0	0	0	0
Flat 6+	3	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	ha

Open Space Requi	1.038
Gross - Net	0.824
Shortfall / Surplus	-0.213

Summary		Construction		Salesable	
	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																																																																																																																																																																																																																																																																																																																																																																														
7	UNITS	50					Rounded																																																																																																																																																																																																																																																																																																																																																																							
	Affordable	35%	17.5	Aff - rented	65%	% of Aff	11.375	11																																																																																																																																																																																																																																																																																																																																																																						
				Shared Ow	10%	% of Aff	1.75	2																																																																																																																																																																																																																																																																																																																																																																						
				First Home	25%	% of Aff	4.375	4																																																																																																																																																																																																																																																																																																																																																																						
							17.5	17																																																																																																																																																																																																																																																																																																																																																																						
<table border="1"> <thead> <tr> <th colspan="5">Market</th> <th colspan="5">Affordable for Rent</th> <th colspan="5">Shared Ownership</th> <th colspan="5">First Homes</th> </tr> <tr> <th>Beds</th> <th>m2</th> <th>Circulation</th> <th>33</th> <th>Rounded</th> <th>m2</th> <th>m2</th> <th>Circulation</th> <th>11</th> <th>Rounded</th> <th>m2</th> <th>2</th> <th>Rounded</th> <th>m2</th> <th>4</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>25%</td> <td>8.25</td> <td>8</td> <td>584</td> <td>15%</td> <td>1.65</td> <td>2</td> <td>140</td> <td>40%</td> <td>0.80</td> <td>1</td> <td>70</td> <td>40%</td> <td>1.60</td> <td>3</td> <td>210</td> </tr> <tr> <td>Terrace</td> <td>3</td> <td>86</td> <td>0.0%</td> <td>25%</td> <td>8.25</td> <td>8</td> <td>688</td> <td>10%</td> <td>1.10</td> <td>1</td> <td>84</td> <td>25%</td> <td>0.50</td> <td>1</td> <td>84</td> <td>25%</td> <td>1.00</td> <td>1</td> <td>84</td> </tr> <tr> <td>Terrace</td> <td>4</td> <td>97</td> <td>0.0%</td> <td>10%</td> <td>3.30</td> <td>3</td> <td>291</td> <td>10%</td> <td>1.10</td> <td>1</td> <td>97</td> <td>10%</td> <td>0.20</td> <td>0</td> <td>0</td> <td>10%</td> <td>0.40</td> <td>0</td> <td>0</td> </tr> <tr> <td>Semi</td> <td>2</td> <td>81</td> <td>0.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> </tr> <tr> <td>Semi</td> <td>3</td> <td>98</td> <td>0.0%</td> <td>15%</td> <td>4.95</td> <td>5</td> <td>490</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> </tr> <tr> <td>Semi</td> <td>4</td> <td>106</td> <td>0.0%</td> <td>10%</td> <td>3.30</td> <td>4</td> <td>424</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</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></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> </tr> <tr> <td>Det</td> <td>4</td> <td>130</td> <td>0.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> </tr> <tr> <td>Det</td> <td>5</td> <td>140</td> <td>0.0%</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> </tr> <tr> <td>Flat to5</td> <td>1</td> <td>40</td> <td>10.0%</td> <td>5%</td> <td>1.65</td> <td>2</td> <td>88</td> <td>30%</td> <td>3.30</td> <td>3</td> <td>129</td> <td>10%</td> <td>0.20</td> <td>0</td> <td>0</td> <td>10%</td> <td>0.40</td> <td>0</td> <td>0</td> </tr> <tr> <td>Flat to5</td> <td>2</td> <td>65</td> <td>10.0%</td> <td>10%</td> <td>3.30</td> <td>3</td> <td>215</td> <td>20%</td> <td>2.20</td> <td>2</td> <td>134</td> <td>10%</td> <td>0.20</td> <td>0</td> <td>0</td> <td>10%</td> <td>0.40</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>15%</td> <td>1.65</td> <td>2</td> <td>163</td> <td>5%</td> <td>0.10</td> <td>0</td> <td>0</td> <td>5%</td> <td>0.20</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></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</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></td> <td>0.00</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td>0</td> 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Homes					Beds	m2	Circulation	33	Rounded	m2	m2	Circulation	11	Rounded	m2	2	Rounded	m2	4	Rounded	m2	Terrace	2	73	0.0%	25%	8.25	8	584	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	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	10%	1.10	1	97	10%	0.20	0	0	10%	0.40	0	0	Semi	2	81	0.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0	Semi	3	98	0.0%	15%	4.95	5	490		0.00	0	0		0.00	0	0		0.00	0	0	Semi	4	106	0.0%	10%	3.30	4	424		0.00	0	0		0.00	0	0		0.00	0	0	Det	3	120	0.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0	Det	4	130	0.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0	Det	5	140	0.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0	Flat to5	1	40	10.0%	5%	1.65	2	88	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	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	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		0.00	0	0		0.00	0	0		0.00	0	0	Flat 6+	2	65	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		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
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<table border="1"> <thead> <tr> <th colspan="6">BCIS</th> <th colspan="4">Occupants</th> <th colspan="4">Population</th> <th colspan="2">ha per dwelling</th> </tr> <tr> <th></th> <th></th> <th>Lower Q</th> <th>Median</th> <th>Used</th> <th>m2</th> <th>Beds</th> <th>Count</th> <th>per unit</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Terrace</td> <td>2</td> <td></td> <td>1,402</td> <td>1,402</td> <td>1,004</td> <td></td> <td>14</td> <td>0</td> <td>0</td> <td>0.0019</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Terrace</td> <td>3</td> <td></td> <td>1,402</td> <td>1,402</td> <td>940</td> <td></td> <td>11</td> <td>0</td> <td>0</td> <td>0.0040</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Terrace</td> <td>4</td> <td></td> <td>1,402</td> <td>1,402</td> <td>388</td> <td></td> <td>4</td> <td>0</td> <td>0</td> <td>0.0024</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Semi</td> <td>2</td> <td></td> <td>1,434</td> <td>1,434</td> <td>0</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Semi</td> <td>3</td> <td></td> <td>1,434</td> <td>1,434</td> <td>490</td> <td></td> <td>5</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Semi</td> <td>4</td> <td></td> <td>1,434</td> <td>1,434</td> <td>424</td> <td></td> <td>4</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Det</td> <td>3</td> <td></td> <td>1,647</td> <td>1,647</td> <td>0</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Det</td> <td>4</td> <td></td> <td>1,647</td> <td>1,647</td> <td>0</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Det</td> <td>5</td> <td></td> <td>1,647</td> <td>1,647</td> <td>0</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Flat to5</td> <td>1</td> <td></td> <td>1,612</td> <td>1,612</td> <td>217</td> <td></td> <td>5</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Flat to5</td> <td>2</td> <td></td> <td>1,612</td> <td>1,612</td> <td>343</td> <td></td> <td>5</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Flat to5</td> <td>3</td> <td></td> <td>1,612</td> <td>1,612</td> <td>163</td> <td></td> <td>2</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Flat 6+</td> <td>1</td> <td></td> <td>1,906</td> <td>1,906</td> <td>0</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Flat 6+</td> <td>2</td> <td></td> <td>1,906</td> <td>1,906</td> <td>0</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Flat 6+</td> <td>3</td> <td></td> <td>1,906</td> <td>1,906</td> <td>0</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0.0000</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>3,974</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>5,753,998</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1,448</td> <td>£/m2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										BCIS						Occupants				Population				ha per dwelling				Lower Q	Median	Used	m2	Beds	Count	per unit								Terrace	2		1,402	1,402	1,004		14	0	0	0.0019						Terrace	3		1,402	1,402	940		11	0	0	0.0040						Terrace	4		1,402	1,402	388		4	0	0	0.0024						Semi	2		1,434	1,434	0		0	0	0	0.0000						Semi	3		1,434	1,434	490		5	0	0	0.0000						Semi	4		1,434	1,434	424		4	0	0	0.0000						Det	3		1,647	1,647	0		0	0	0	0.0000						Det	4		1,647	1,647	0		0	0	0	0.0000						Det	5		1,647	1,647	0		0	0	0	0.0000						Flat to5	1		1,612	1,612	217		5	0	0	0.0000						Flat to5	2		1,612	1,612	343		5	0	0	0.0000						Flat to5	3		1,612	1,612	163		2	0	0	0.0000						Flat 6+	1		1,906	1,906	0		0	0	0	0.0000						Flat 6+	2		1,906	1,906	0		0	0	0	0.0000						Flat 6+	3		1,906	1,906	0		0	0	0	0.0000											3,974																	5,753,998																	1,448	£/m2																																												
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Terrace	3		1,402	1,402	940		11	0	0	0.0040																																																																																																																																																																																																																																																																																																																																																																				
Terrace	4		1,402	1,402	388		4	0	0	0.0024																																																																																																																																																																																																																																																																																																																																																																				
Semi	2		1,434	1,434	0		0	0	0	0.0000																																																																																																																																																																																																																																																																																																																																																																				
Semi	3		1,434	1,434	490		5	0	0	0.0000																																																																																																																																																																																																																																																																																																																																																																				
Semi	4		1,434	1,434	424		4	0	0	0.0000																																																																																																																																																																																																																																																																																																																																																																				
Det	3		1,647	1,647	0		0	0	0	0.0000																																																																																																																																																																																																																																																																																																																																																																				
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Flat to5	2		1,612	1,612	343		5	0	0	0.0000																																																																																																																																																																																																																																																																																																																																																																				
Flat to5	3		1,612	1,612	163		2	0	0	0.0000																																																																																																																																																																																																																																																																																																																																																																				
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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	Wider Chelmsford						
	Affordable	35%	8.75	Shared Ow	10%	% of Aff	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	Open Space Requi	0.208					
Det	3			1,647	1,647	0	0	Det	3	0	0	0	0.0000	0.0000	Gross - Net	0.096					
Det	4			1,647	1,647	0	0	Det	4	0	0	0	0.0000	0.0000	Shortfall / Surplus	-0.111					
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				Residents	0									
						1,437	£/m2														
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																

Brownfield - 12 Urban Area						Rounded		Modelling		Area ha		Characteristics		
9	UNITS	12	Aff - rented	65%	% of Aff	2.73	3	Density	65	units/ha	Total	0.185	Sub Area	Wider Chelmsford
	Affordable	35%	Shared Ow	10%		0.42	0	Net:Gross	100%		Gross	0.185	Green Br	Brown
			First Home	25%	% of Aff	1.05	1				Net	0.185	Use	PDL
						4.2	4							

	Beds	m2	Circulation	Market			m2	Circulation	Affordable for Rent			Shared Ownership			First Homes					
				8	Rounded	m2			3	Rounded	m2	0	Rounded	m2	1	Rounded	m2			
Terrace	2	73	0.0%		0.00	0	70	0.0%		0.00	0	0	100%	0.00	0	0	100%	1.00	1	70
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%	30%	2.40	2	162	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	40%	3.20	4	392	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	30%	2.40	2	212	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%	50%	1.50	2	86		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	61	10.0%	50%	1.50	1	67		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%		0.00	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	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	8.00	8	766		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
Terrace	3		1,402	1,402	0
Terrace	4		1,402	1,402	0
Semi	2		1,434	1,434	162
Semi	3		1,434	1,434	392
Semi	4		1,434	1,434	212
Det	3		1,647	1,647	0
Det	4		1,647	1,647	0
Det	5		1,647	1,647	0
Flat to5	1		1,612	1,612	86
Flat to5	2		1,612	1,612	67
Flat to5	3		1,612	1,612	0
Flat 6+	1		1,306	1,306	0
Flat 6+	2		1,306	1,306	0
Flat 6+	3		1,306	1,306	0
					383
					1,443,053
					1,459 £/m2

Occupants				Population	
	Beds	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	ha

Open Space Requi		0.100
Gross - Net		0.000
Shortfall / Surplus		-0.100

Summary				
	Units	m2	Average	saleable
Market Housing	8	766	95.75	766
Aff - rented	3	153	50.97	139
Shared Ownership	0	0	70.00	0
First Homes	1	70	70.00	70
	12	969		975

Flatted BF 250

10	UNITS	250	Aff - rentec	65%	% of Aff	56.875	Rounded	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:Gross 70%	Gross 4.464 ha	Green Br Brown
	Net 3.125 ha	Use PDL

	Beds	m2	Circulation	Market		m2	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	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%				163.00	163	12,639			

		BCIS			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		1,306	1,306	0	0
Flat 6+	2		1,306	1,306	0	0
Flat 6+	3		1,306	1,306	0	0
					18,358	23,592,935

1,612 £/m2

Affordable for Rent			Shared Ownership			First Homes					
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			
35%	19.95	20	858	20%	1.80	2	86	20%	4.40	4	172
30%	17.10	17	1,141	45%	4.05	4	268	45%	3.30	10	671
35%	19.95	20	1,628	35%	3.15	3	244	35%	7.70	8	651
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

Occupants		Population	
Beds	Count	per unit	
Terrace	2	0	0
Terrace	3	0	0
Terrace	4	0	0
Semi	2	0	0
Semi	3	0	0
Semi	4	0	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	34	0
Flat to5	2	113	0
Flat to5	3	104	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	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
****	ha

Open Space Requi	2.075
Gross - Net	1.339
Shortfall / Surplus	-0.736

	Construction		Saleable	
	Units	m2	Average	m2
Market Housing	163	12,639	77.54	11,490
Aff - rented	57	3,627	63.63	3,297
Shared Ownership	9	598	66.43	544
First Homes	22	1,434	67.90	1,358
	251	*****		*****

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		57	Rounded		m2		9	Rounded		m2		22	Rounded		m2		
Terrace	2	73	0.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	0	0		
Terrace	3	86	0.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	0	0		
Terrace	4	97	0.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	0	0		
Semi	2	81	0.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	0	0		
Semi	3	98	0.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	0	0		
Semi	4	106	0.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	0	0		
Det	3	120	0.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	0	0		
Det	4	130	0.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	0	0		
Det	5	140	0.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	0	0		
Flat to5	1	40	10.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	0	0		
Flat to5	2	65	10.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	0	0		
Flat to5	3	80	10.0%		0.00	0	0		0.00	0	0	0		0.00	0	0	0		0.00	0	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	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	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	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	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	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	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	0	0	Semi	3	0	0	0						0.0000	0.0000				
Semi	4				1,434	1,434	0	0	Semi	4	0	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	0	0	Flat to5	1	0	0	0						0.0000	0.0000				
Flat to5	2				1,612	1,612	0	0	Flat to5	2	0	0	0						0.0000	0.0000				
Flat to5	3				1,612	1,612	0	0	Flat to5	3	0	0	0						0.0000	0.0000				
Flat 6+	1				1,906	1,906	1,534	2,923,395	Flat 6+	1	34	0	0						0.0000	0.0000				
Flat 6+	2				1,906	1,906	8,229	15,685,236	Flat 6+	2	112	0	0						0.0000	0.0000				
Flat 6+	3				1,906	1,906	9,354	17,828,915	Flat 6+	3	104	0	0						0.0000	0.0000				
							19,118	36,438,146											0.0000	0.0000				
								1,906	£/m2															
				Occupants				Population				Summary				Construction				Salesable				
									Beds	Count	per unit				Units	m2	Average	m2	Average	Units	m2	Average	m2	Average
									Residents	0					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				0.0000	0.0000				

Flatted BF 155										Rounded		Modelling		Area ha		Characteristics			
12	UNITS	155	Aff - rented	65%	% of Aff	35,263	35	Density	100	units/ha	Total	1,938	Sub Area	Wider Chelmsford					
	Affordable	35%	Shared Ow	10%		5,43	5	Net:Gros	80%		Gross	1,938	Green Br	Brown					
			First Home	25%	% of Aff	13,563	14				Net	1,550	Use	PDL					
						54.25	54												
Market										Affordable for Rent			Shared Ownership			First Homes			
	Beds	m2	Circulation	101	Rounded	m2		35	Rounded	m2	5	Rounded	m2	14	Rounded	m2			
Terrace	2	73	0.0%	0.00	0	0		0.00	0	0	0	0.00	0	0	0.00	0	0	0	
Terrace	3	86	0.0%	0.00	0	0		0.00	0	0	0	0.00	0	0	0.00	0	0	0	
Terrace	4	97	0.0%	0.00	0	0		0.00	0	0	0	0.00	0	0	0.00	0	0	0	
Semi	2	81	0.0%	0.00	0	0		0.00	0	0	0	0.00	0	0	0.00	0	0	0	
Semi	3	98	0.0%	0.00	0	0		0.00	0	0	0	0.00	0	0	0.00	0	0	0	
Semi	4	106	0.0%	0.00	0	0		0.00	0	0	0	0.00	0	0	0.00	0	0	0	
Det	3	120	0.0%	0.00	0	0		0.00	0	0	0	0.00	0	0	0.00	0	0	0	
Det	4	130	0.0%	0.00	0	0		0.00	0	0	0	0.00	0	0	0.00	0	0	0	
Det	5	140	0.0%	0.00	0	0		0.00	0	0	0	0.00	0	0	0.00	0	0	0	
Flat to5	1	40	10.0%	5%	5.05	5	220	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	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	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		0.00	0	0		0.00	0	0	0.00	0	0	0	
Flat 6+	2	65	15.0%	0.00	0	0		0.00	0	0		0.00	0	0	0.00	0	0	0	
Flat 6+	3	80	15.0%	0.00	0	0		0.00	0	0		0.00	0	0	0.00	0	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	2	0	0	0	0	0.0040	Strategic Open Space					
Terrace	3			1,402	1,402	0	0	3	0	0	0	0	0.0024	Natural Open Space					
Terrace	4			1,402	1,402	0	0	4	0	0	0	0	0.0000	0.0000					
Semi	2			1,434	1,434	0	0	2	0	0	0	0	0.0000	0.0000					
Semi	3			1,434	1,434	0	0	3	0	0	0	0	0.0000	0.0000					
Semi	4			1,434	1,434	0	0	4	0	0	0	0	0.0000	0.0000					
Det	3			1,647	1,647	0	0	3	0	0	0	0	0.0000	0.0000					
Det	4			1,647	1,647	0	0	4	0	0	0	0	0.0000	0.0000					
Det	5			1,647	1,647	0	0	5	0	0	0	0	0.0000	0.0000					
Flat to5	1			1,612	1,612	306	1,461,117	Flat to5	1	21	0	0							
Flat to5	2			1,612	1,612	4,321	7,933,297	Flat to5	2	70	0	0							
Flat to5	3			1,612	1,612	5,507	8,876,633	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												
Open Space Requi										1.287									
Gross - Net										0.388									
Shortfall / Surplus										-0.899									
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		8888														

Flats BF 75										Rounded		Modelling			Area ha		Characteristics		
14	UNITS	75	Aff - rented	65%	% of Aff	17.063	17	Density	85	units/ha	Total	1.103	Sub Area	Wider Chelmsford	Green Br	Brown			
	Affordable	35%	26.25	Shared Ow	10%	2.63	3	Net:Gross	80%		Gross	1.103	ha						
				First Home	25%	% of Aff	6.5625	7			Net	0.882	ha	Use	PDL				
						26.25	27												
Market										Affordable for Rent			Shared Ownership			First Homes			
	Beds	m2	Circulation	48	Rounded	m2		17	Rounded	m2	3	Rounded	m2	7	Rounded	m2			
Terrace	2	73	0.0%	0.00	0	0	70	0.00	0	0	0.00	0	0	0.00	0	0			
Terrace	3	86	0.0%	0.00	0	0	84	0.00	0	0	0.00	0	0	0.00	0	0			
Terrace	4	97	0.0%	0.00	0	0	97	0.00	0	0	0.00	0	0	0.00	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%	0.00	0	0	93	0.00	0	0	0.00	0	0	0.00	0	0			
Semi	4	106	0.0%	0.00	0	0	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%	2.40	2	88	35%	5.95	6	257	20%	0.60	1	43	20%	1.40	1	43
Flat to5	2	65	10.0%	50%	24.00	24	1,716	30%	5.10	5	336	45%	1.35	1	67	45%	3.15	4	268
Flat to5	3	80	10.0%	45%	21.60	22	1,936	35%	5.95	6	488	35%	1.05	1	81	35%	2.45	2	163
Flat 6+	1	40	15.0%	0.00	0	0	39	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	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	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0
				100%	48.00	48	3,740	100%	17.00	17	1,081	100%	3.00	3	191	100%	7.00	7	474

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	431	695,094
Flat to5	2	1,612	1,612	2,387	3,847,844
Flat to5	3	1,612	1,612	2,669	4,301,783
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
				5,487	8,844,722
				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	10	0	0
Flat to5	2	34	0	0
Flat to5	3	31	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	
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	ha

Open Space Requi		0.623
Gross - Net		0.221
Shortfall / Surplus		-0.402

Summary		Construction		Salesable	
	Units	m2	Average	m2	Average
Market Housing	48	3,740	77.92	3,400	70.83
Aff - rented	17	1,081	63.61	963	57.82
Shared Ownership	3	191	63.80	174	58.00
First Homes	7	474	67.73	431	61.57
	75	5,487		4,988	

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	Wider Chelmsford								
	Affordable	35%	12.25	Shared Ow	10%	1.23	1	Net:Gross	100%	Gross	0.438 ha	Green Br	Brown								
				First Home	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		8	Rounded	m2	1	Rounded	m2	3	Rounded	m2					
Terrace	2	73	0.0%	0.00	0	0	70	0.00	0	0	0.00	0	0	0.00	0	0					
Terrace	3	86	0.0%	0.00	0	0	84	0.00	0	0	0.00	0	0	0.00	0	0					
Terrace	4	97	0.0%	0.00	0	0	97	0.00	0	0	0.00	0	0	0.00	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%	0.00	0	0	93	0.00	0	0	0.00	0	0	0.00	0	0					
Semi	4	106	0.0%	0.00	0	0	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%	1.15	1	44	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	858	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	880	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	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	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	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	0	Terrace	2	0	0	0	0				0.0040	Strategic Open Space		
Terrace	3				1,402	1,402	0	0	Terrace	3	0	0	0	0				0.0024	Natural Open Space		
Terrace	4				1,402	1,402	0	0	Terrace	4	0	0	0	0				0.0000	0.0000		
Semi	2				1,434	1,434	0	0	Semi	2	0	0	0	0				0.0000	0.0000		
Semi	3				1,434	1,434	0	0	Semi	3	0	0	0	0				0.0000	0.0000		
Semi	4				1,434	1,434	0	0	Semi	4	0	0	0	0				0.0000	0.0000		
Det	3				1,647	1,647	0	0	Det	3	0	0	0	0				0.0000	0.0000		
Det	4				1,647	1,647	0	0	Det	4	0	0	0	0				0.0000	0.0000		
Det	5				1,647	1,647	0	0	Det	5	0	0	0	0				0.0000	0.0000		
Flat to5	1				1,612	1,612	216	347,547	Flat to5	1	5	0	0	0							
Flat to5	2				1,612	1,612	1,126	1,815,757	Flat to5	2	16	0	0	0							
Flat to5	3				1,612	1,612	1,206	1,943,427	Flat to5	3	14	0	0	0							
Flat 6+	1				1,906	1,906	0	0	Flat 6+	1	0	0	0	0							
Flat 6+	2				1,906	1,906	0	0	Flat 6+	2	0	0	0	0							
Flat 6+	3				1,906	1,906	0	0	Flat 6+	3	0	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	63.33	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				Rounded		Modelling		Area ha		Characteristics				
16	UNITS	12	Aff - rented	65%	% of Aff	2.73	3	Density	75	units/ha	Total	0.160	Sub Area	Wider Chelmsford
	Affordable	35%	Shared Ow	10%		0.42	0	Net:Gross	100%		Gross	0.160	Green Br	Brown
			First Home	25%	% of Aff	1.05	1				Net	0.160	Use	PDL
						4.2	4							

	Beds	m2	Circulation	Market			m2	Circulation	Affordable for Rent			Shared Ownership			First Homes					
				8	Rounded	m2			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	61	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	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	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	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	0	
				100%	8.00	8	638		100%	3.00	3	201	100%	0.00	0	0	100%	1.00	1	67

	Beds	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

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	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	

£/m2	
	1,612

Small GF - 3				Rounded		Modelling		Area ha		Characteristics						
17	UNITS	9	Aff - rented	65%	% of Aff	0	0	Density	30	units/ha	Total	0.300	Sub Area	Wider Chelmsford		
	Affordable	0%	Shared Ow	10%		0.00	0	Net:Gross	100%		Gross	0.300	Green Br	Green		
			First Home	25%	% of Aff	0	0				Net	0.300	Use	Paddock		
						0	0									
Market				Affordable for Rent		Shared Ownership			First Homes							
	Beds	m2	Circulation	3	Rounded	m2	m2	Circulation	0	Rounded	m2	0	Rounded	m2		
Terrace	2	73	0.0%	0.00	0	0	70	0.0%	0.00	0	0	0	0.00	0		
Terrace	3	86	0.0%	0.00	0	0	84	0.0%	0.00	0	0	0	0.00	0		
Terrace	4	97	0.0%	0.00	0	0	97	0.0%	0.00	0	0	0	0.00	0		
Semi	2	81	0.0%	0.00	0	0	79	0.0%	0.00	0	0	0	0.00	0		
Semi	3	98	0.0%	67%	6.03	6	93	0.0%	0.00	0	0	0	0.00	0		
Semi	4	106	0.0%	0.00	0	0	106	0.0%	0.00	0	0	0	0.00	0		
Det	3	120	0.0%	0.00	0	0	102	0.0%	0.00	0	0	0	0.00	0		
Det	4	130	0.0%	22%	1.98	2	115	0.0%	0.00	0	0	0	0.00	0		
Det	5	140	0.0%	11%	0.99	1	119	0.0%	0.00	0	0	0	0.00	0		
Flat to5	1	40	10.0%	0.00	0	0	39	10.0%	40%	0.00	0	0	0.00	0		
Flat to5	2	65	10.0%	0.00	0	0	61	10.0%	40%	0.00	0	0	100%	0.00		
Flat to5	3	80	10.0%	0.00	0	0	74	10.0%	20%	0.00	0	0	0.00	0		
Flat 6+	1	40	15.0%	0.00	0	0	39	15.0%	0.00	0	0	0	0.00	0		
Flat 6+	2	65	15.0%	0.00	0	0	61	15.0%	0.00	0	0	0	0.00	0		
Flat 6+	3	80	15.0%	0.00	0	0	74	15.0%	0.00	0	0	0	0.00	0		
				100%	9.00	9	988		100%	0.00	0	0	100%	0.00		
BCIS				Occupants		Population		ha per dwelling								
			Lower Q	Median	Used	m2		Beds	Count	per unit						
Terrace	2			1,402	1,402	0	0	Terrace	2	0	0	0				
Terrace	3			1,402	1,402	0	0	Terrace	3	0	0	0				
Terrace	4			1,402	1,402	0	0	Terrace	4	0	0	0	0.0024	Natural Open Space		
Semi	2			1,434	1,434	0	0	Semi	2	0	0	0	0.0000	0.0000		
Semi	3			1,434	1,434	588	843,192	Semi	3	6	0	0	0.0000	0.0000		
Semi	4			1,434	1,434	0	0	Semi	4	0	0	0	0.0000	0.0000		
Det	3			1,647	1,647	0	0	Det	3	0	0	0	0.0000	0.0000	Open Space Requi	0.022
Det	4			1,647	1,647	260	428,220	Det	4	2	0	0	0.0000	0.0000	Gross - Net	0.000
Det	5			1,647	1,647	140	230,580	Det	5	1	0	0	0.0000	0.0000	Shortfall / Surplus	-0.022
Flat to5	1			1,612	1,612	0	0	Flat to5	1	0	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				
						988	1,501,992			Residents	0					
							1,520	£/m2								
Summary				Construction		Saleable										
	Units	m2	Average	m2	Average											
Market Housing	9	988	109.78	988	109.78											
Aff - rented	0	0	109.78	0	109.78											
Shared Ownership	0	0	109.78	0	109.78											
First Homes	0	0	109.78	0	109.78											
	9	988		988												

Small GF - 4		4		Aff - rented 65% % of Aff		Rounded		Modelling		Area ha		Characteristics									
18	UNITS	4		0	Shared Ow 10%	0	0	Density	30 units/ha	Total	0.133	Sub Area	Wider Chelmsford								
	Affordable	0%		0	25% % of Aff	0	0	Net:Gross	100%	Gross	0.133 ha	Green Br	Green								
						0	0			Net	0.133 ha	Use	Paddock								
						0	0														
				Market				Affordable for Rent				Shared Ownership				First Homes					
	Beds	m2	Circulation	4	Rounded	m2		0	Rounded	m2	0	Rounded	m2	0	Rounded	m2	0	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%	50%	2.00	2	196	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%	25%	1.00	1	130	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	25%	1.00	1	140	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%	35%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0		61	10.0%	50%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0		74	10.0%	15%	0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	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		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	4.00	4	466			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			Local Open Space							
Terrace	2				1,402	1,402	0		Terrace	2	0	0	0	Strategic Open Space							
Terrace	3				1,402	1,402	0		Terrace	3	0	0	0	Natural Open Space							
Terrace	4				1,402	1,402	0		Terrace	4	0	0	0	0.0024	0.0000						
Semi	2				1,434	1,434	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	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	Open Space Requi	0.010				
Det	4				1,647	1,647	130	214,110	Det	4	1	0	0	0.0000	0.0000	Gross - Net	0.000				
Det	5				1,647	1,647	140	230,580	Det	5	1	0	0	0.0000	0.0000	Shortfall / Surplus	-0.010				
Flat to5	1				1,612	1,612	0		Flat to5	1	0	0	0								
Flat to5	2				1,612	1,612	0		Flat to5	2	0	0	0								
Flat to5	3				1,612	1,612	0		Flat to5	3	0	0	0								
Flat 6+	1				1,906	1,906	0		Flat 6+	1	0	0	0								
Flat 6+	2				1,906	1,906	0		Flat 6+	2	0	0	0								
Flat 6+	3				1,906	1,906	0		Flat 6+	3	0	0	0								
							466	725,754	Residents 0												
							1,557	£/m2													
				Summary				Construction				Salesable									
				Units	m2	Average	m2	Average	Market Housing	4	466	116.50	466	116.50							
									Aff - rented	0	0	116.50	0	116.50							
									Shared Ownership	0	0	116.50	0	116.50							
									First Homes	0	0	116.50	0	116.50							
				4	466		466						466								

Green Plot					Rounded		Modelling			Area ha		Characteristics						
19	UNITS	1	Aff - rented	65%	% of Aff	0	0	Density	30	units/ha	Total	0.033	Sub Area	Wider Chelmsford				
	Affordable	0%	Shared Ow	10%		0.00	0	Net:Gross	100%		Gross	0.033	Green Br	Green				
			First Home	25%	% of Aff	0	0				Net	0.033	Use	Paddock				
						0	0											
Market										Affordable for Rent			Shared Ownership			First Homes		
	Beds	m2	Circulation		1	Rounded	m2		0	Rounded	m2	0	Rounded	m2	0	Rounded	m2	
Terrace	2	73	0.0%			0.00	0			0.00	0		0.00	0		0.00	0	
Terrace	3	86	0.0%			0.00	0			0.00	0		0.00	0		0.00	0	
Terrace	4	97	0.0%			0.00	0			0.00	0		0.00	0		0.00	0	
Semi	2	81	0.0%			0.00	0			0.00	0		0.00	0		0.00	0	
Semi	3	98	0.0%			0.00	0			0.00	0		0.00	0		0.00	0	
Semi	4	106	0.0%			0.00	0			0.00	0		0.00	0		0.00	0	
Det	3	120	0.0%			0.00	0			0.00	0		0.00	0		0.00	0	
Det	4	130	0.0%			0.00	0			0.00	0		0.00	0		0.00	0	
Det	5	140	0.0%		100%	1.00	1			0.00	0		0.00	0		0.00	0	
Flat to5	1	40	10.0%			0.00	0		50%	0.00	0		0.00	0		0.00	0	
Flat to5	2	65	10.0%			0.00	0		30%	0.00	0		100%	0.00	0	100%	0.00	
Flat to5	3	80	10.0%			0.00	0		20%	0.00	0		0.00	0		0.00	0	
Flat 6+	1	40	15.0%			0.00	0			0.00	0		0.00	0		0.00	0	
Flat 6+	2	65	15.0%			0.00	0			0.00	0		0.00	0		0.00	0	
Flat 6+	3	80	15.0%			0.00	0			0.00	0		0.00	0		0.00	0	
						100%	1.00			0	0		100%	0.00		0	0	

BCIS					
		Lower Q	Median	Used	m2
Terrace	2		1,402	1,402	0
Terrace	3		1,402	1,402	0
Terrace	4		1,402	1,402	0
Semi	2		1,434	1,434	0
Semi	3		1,434	1,434	0
Semi	4		1,434	1,434	0
Det	3		1,647	1,647	0
Det	4		1,647	1,647	0
Det	5		1,647	1,647	140
Flat to5	1		1,612	1,612	0
Flat to5	2		1,612	1,612	0
Flat to5	3		1,612	1,612	0
Flat 6+	1		1,306	1,306	0
Flat 6+	2		1,306	1,306	0
Flat 6+	3		1,306	1,306	0
					140
1,647 £/m2					

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	1	0	0	0
Flat to5	1	0	0	0	0
Flat to5	2	0	0	0	0
Flat to5	3	0	0	0	0
Flat 6+	1	0	0	0	0
Flat 6+	2	0	0	0	0
Flat 6+	3	0	0	0	0
			Residents	0	

ha per dwelling	
	Local Open Space
	Strategic Open Space
0.0024	Natural Open Space
0.0000	
0.0000	
0.0000	
0.0000	
0.0000	
	Open Space Requir 0.002
	Gross - Net 0.000
0.0000	Shortfall / Surplus -0.002
0.0000	
0.0000	ha

Summary					
		Construction		Salesable	
	Units	m2	Average	m2	Average
Market Housing	1	140	140.00	140	140.00
Aff - rented	0	0	140.00	0	140.00
Shared Ownership	0	0	140.00	0	140.00
First Homes	0	0	140.00	0	140.00
	1	140		140	

Small Browns - 3				Rounded			Modelling			Area ha			Characteristics						
20	UNITS	9	Aff - rentec	65% % of Aff	0	0	Density	45 units/ha	Total	0.222	Sub Area	Wider Chelmsford							
	Affordable	0%	0 Shared Ow	10%	0.00	0	Net:Gros	100%	Gross	0.200	Green Br	Brown							
			First Home	25% % of Aff	0	0			Net	0.200	Use	PDL							
					0	0													
Market									Affordable for Rent			Shared Ownership			First Homes				
	Beds	m2	Circulation	9	Rounded	m2	m2	Circulation	0	Rounded	m2	0	Rounded	m2	0	Rounded	m2		
Terrace	2	73	0.0%	23%	2.07	2	146	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Terrace	3	86	0.0%	54%	4.86	5	430	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Terrace	4	97	0.0%		0.00	0	0	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	2	81	0.0%		0.00	0	0	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	3	98	0.0%		0.00	0	0	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Semi	4	106	0.0%		0.00	0	0	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Det	3	120	0.0%		0.00	0	0	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Det	4	130	0.0%		0.00	0	0	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Det	5	140	0.0%		0.00	0	0	0.0%	0.00	0	0	0.00	0	0	0.00	0	0		
Flat to5	1	40	10.0%		0.00	0	0	10.0%	50%	0.00	0	0	0.00	0	0	0.00	0		
Flat to5	2	65	10.0%		0.00	0	0	10.0%	30%	0.00	0	0	100%	0.00	0	100%	0.00		
Flat to5	3	80	10.0%	23%	2.07	2	176	10.0%	20%	0.00	0	0	0.00	0	0	0.00	0		
Flat 6+	1	40	15.0%		0.00	0	0	15.0%		0.00	0	0	0.00	0	0	0.00	0		
Flat 6+	2	65	15.0%		0.00	0	0	15.0%		0.00	0	0	0.00	0	0	0.00	0		
Flat 6+	3	80	15.0%		0.00	0	0	15.0%		0.00	0	0	0.00	0	0	0.00	0		
				100%	9.00	9	752		100%	0.00	0	0	100%	0.00	0	100%	0.00		
1,451						£/m2													
				BCIS			Occupants				Population			ha per dwelling					
			Lower Q	Median	Used	m2		Beds	Count	per unit			Local Open Space						
Terrace	2			1,402	1,402	146	204,632	Terrace	2	2	0	0	Strategic Open Space						
Terrace	3			1,402	1,402	430	602,860	Terrace	3	5	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						
Det	4			1,647	1,647	0	0	Det	4	0	0	0	0.0000						
Det	5			1,647	1,647	0	0	Det	5	0	0	0	0.0000						
Flat to5	1			1,612	1,612	0	0	Flat to5	1	0	0	0							
Flat to5	2			1,612	1,612	0	0	Flat to5	2	0	0	0							
Flat to5	3			1,612	1,612	176	283,712	Flat to5	3	2	0	0							
Flat 6+	1			1,306	1,306	0	0	Flat 6+	1	0	0	0							
Flat 6+	2			1,306	1,306	0	0	Flat 6+	2	0	0	0							
Flat 6+	3			1,306	1,306	0	0	Flat 6+	3	0	0	0							
						752	1,091,264	Residents				0							
												Summary			Construction		Salesable		
												Units	m2	Average	m2	Average			
												Market Housing	9	752	83.56	736	81.78		
												Aff - rented	0	0	83.56	0	81.78		
												Shared Ownership	0	0	83.56	0	81.78		
												First Homes	0	0	83.56	0	81.78		
												9	752		736				

Small Browns - 6							Rounded		Modelling		Area ha		Characteristics	
21	UNITS	6	Aff - rented	65% % of Aff	0	0	0	0	Density	45 units/ha	Total	0.167	Sub Area	Wider Chelmsford
	Affordable	0%	Shared Ow	10%	0	0	0.00	0	Net:Gross	80%	Gross	0.167 ha	Green Br	Brown
			First Home	25% % of Aff	0	0	0	0			Net	0.133 ha	Use	PDL
					0	0	0	0						
Market									Affordable for Rent		Shared Ownership		First Homes	
	Beds	m2	Circulation	6	Rounded	m2	m2	Circulation	0	Rounded	m2	0	Rounded	m2
Terrace	2	73	0.0%	33%	1.98	2	70	0.0%	0.00	0	0	0.00	0	0
Terrace	3	86	0.0%	67%	4.02	4	84	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
Semi	2	81	0.0%		0.00	0	79	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
Semi	4	106	0.0%		0.00	0	106	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
Det	4	130	0.0%		0.00	0	115	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
Flat to5	1	40	10.0%		0.00	0	39	10.0%	50%	0.00	0	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	61	10.0%	30%	0.00	0	100%	0.00	0
Flat to5	3	80	10.0%		0.00	0	74	10.0%	20%	0.00	0	0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	39	15.0%		0.00	0	0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	61	15.0%		0.00	0	0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	74	15.0%		0.00	0	0.00	0	0
				100%	6.00	6	490		100%	0.00	0	100%	0.00	0
BCIS									Occupants		Population		ha per dwelling	
			Lower Q	Median	Used	m2			Beds	Count	per unit			
Terrace	2			1,402	1,402	146	204,692		2	2	0	0		Local Open Space
Terrace	3			1,402	1,402	344	482,288		3	4	0	0		Strategic Open Space
Terrace	4			1,402	1,402	0	0		4	0	0	0	0.0024	Natural Open Space
Semi	2			1,434	1,434	0	0		0	0	0	0	0.0000	
Semi	3			1,434	1,434	0	0		0	0	0	0	0.0000	
Semi	4			1,434	1,434	0	0		0	0	0	0	0.0000	
Det	3			1,647	1,647	0	0		0	0	0	0	0.0000	
Det	4			1,647	1,647	0	0		0	0	0	0	0.0000	
Det	5			1,647	1,647	0	0		0	0	0	0	0.0000	
Flat to5	1			1,612	1,612	0	0		0	0	0	0	0.0000	
Flat to5	2			1,612	1,612	0	0		0	0	0	0	0.0000	
Flat to5	3			1,612	1,612	0	0		0	0	0	0	0.0000	
Flat 6+	1			1,906	1,906	0	0		0	0	0	0	0.0000	
Flat 6+	2			1,906	1,906	0	0		0	0	0	0	0.0000	
Flat 6+	3			1,906	1,906	0	0		0	0	0	0	0.0000	
						490	686,380							
						1,402	£/m2							
									Residents		0			
									ha per dwelling		0.0000			
									Open Space Requi		0.014			
									Gross - Net		0.033			
									Shortfall / Surplus		0.019			
									Summary		Construction		Saleable	
									Units		m2		Average	
									6		490		81.67	
									Aff - rented		0		81.67	
									Shared Ownership		0		81.67	
									First Homes		0		81.67	
									6		490		490	

Brown Plot					Rounded		Modelling		Area ha		Characteristics												
22	UNITS	1	Aff - rented	65%	% of Aff	0	0	Density	30	units/ha	Total	0.033											
	Affordable	0%	Shared Ow	10%	% of Aff	0.00	0	Net:Gross	100%		Gross	0.033											
			First Home	25%	% of Aff	0	0				Net	0.033											
						0	0				Use	PDL											
Market						Affordable for Rent						Shared Ownership						First Homes					
	Beds	m2	Circulation	1	Rounded	m2	m2	Circulation	0	Rounded	m2	0	Rounded	m2	0	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%	100%	1.00	1	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%		50%	0.00	0	0	0.00	0	0	0.00	0					
Flat to5	2	65	10.0%		0.00	0	61	10.0%		30%	0.00	0	0	100%	0.00	0	0	0					
Flat to5	3	80	10.0%		0.00	0	74	10.0%		20%	0.00	0	0	0.00	0	0	0.00	0					
Flat 6+	1	40	15.0%		0.00	0	39	15.0%			0.00	0	0	0.00	0	0	0.00	0					
Flat 6+	2	65	15.0%		0.00	0	61	15.0%			0.00	0	0	0.00	0	0	0.00	0					
Flat 6+	3	80	15.0%		0.00	0	74	15.0%			0.00	0	0	0.00	0	0	0.00	0					
				100%	1.00	1	130			100%	0.00	0	0	100%	0.00	0	0	0					
				BCIS						Occupants		Population		ha per dwelling									
				Lower Q	Median	Used	m2			Beds	Count	per unit											
Terrace	2				1,402	1,402	0	0		2	0	0	0										
Terrace	3				1,402	1,402	0	0		3	0	0	0										
Terrace	4				1,402	1,402	0	0		4	0	0	0										
Semi	2				1,434	1,434	0	0		2	0	0	0										
Semi	3				1,434	1,434	0	0		3	0	0	0										
Semi	4				1,434	1,434	0	0		4	0	0	0										
Det	3				1,647	1,647	0	0		3	0	0	0										
Det	4				1,647	1,647	130	214,110		4	1	0	0										
Det	5				1,647	1,647	0	0		5	0	0	0										
Flat to5	1				1,612	1,612	0	0		1	0	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				1,306	1,306	0	0		1	0	0	0										
Flat 6+	2				1,306	1,306	0	0		2	0	0	0										
Flat 6+	3				1,306	1,306	0	0		3	0	0	0										
							130	214,110															
								1,647				Residents		0									
													Summary		Construction		Saleable						
													Units	m2	Average	m2	Average						
													Market Housing	1	130	130.00	130	130.00					
													Aff - rented	0	0	130.00	0	130.00					
													Shared Ownership	0	0	130.00	0	130.00					
													First Homes	0	0	130.00	0	130.00					
													1	130		130							

Strategic Green 3										Rounded		Modelling		Area ha		Characteristics					
25	UNITS	1500		Aff - rented	65%	% of Aff	341.25	341	Density	35	units/ha	Total	85.714	Sub Area	Wider Chelmsford						
	Affordable	35%	525	Shared Ow	10%		52.50	53	Net:Gross	50%		Gross	85.714	Green Br	Green						
				First Home	25%	% of Aff	131.25	131		70		Net	42.857	Use	Agricultural						
							525	525													
Market										Affordable for Rent			Shared Ownership			First Homes					
	Beds	m2	Circulation	975	Rounded		m2		341	Rounded		m2	53	Rounded		m2	131	Rounded		m2	
Terrace	2	73	0.0%	15%	146.25	146	10,658	70	0.0%	15%	51.15	52	3,640	20%	10.60	11	770	20%	26.20	26	1,820
Terrace	3	86	0.0%	10%	97.50	98	8,428	84	0.0%	15%	51.15	51	4,284	15%	7.95	8	672	15%	19.65	20	1,680
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	17.05	17	1,649		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	146.25	146	11,826	79	0.0%	15%	51.15	51	4,029	25%	13.25	13	1,027	25%	32.75	33	2,607
Semi	3	98	0.0%	20%	195.00	195	19,110	93	0.0%	15%	51.15	51	4,743	10%	5.30	5	465	10%	13.10	13	1,209
Semi	4	106	0.0%	10%	97.50	98	10,388	106	0.0%	5%	17.05	17	1,802	10%	5.30	5	530	10%	13.10	13	1,378
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%	97.50	98	12,740	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	10%	97.50	98	13,720	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	97.50	98	4,224	39	10.0%	30%	102.30	102	4,376	20%	10.60	11	472	20%	26.20	26	1,115
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%	975.00	975	91,094			100%	#####	341	#####	100%	53.00	53	3,936	100%	131.00	131	9,809
BCIS				Lower Q	Median	Used	m2	Occupants				Population		ha per dwelling							
Terrace	2			1,402	1,402	16,888	23,676,376	Terrace	2	235	0	0	0.0019	Local Open Space							
Terrace	3			1,402	1,402	15,064	21,119,728	Terrace	3	177	0	0	0.0040	Strategic Open Space							
Terrace	4			1,402	1,402	1,643	2,311,898	Terrace	4	17	0	0	0.0024	Natural Open Space							
Semi	2			1,434	1,434	19,489	27,947,226	Terrace	4	17	0	0	0.0000	0.00000							
Semi	3			1,434	1,434	25,527	36,605,718	Semi	2	243	0	0	0.0000	0.00000							
Semi	4			1,434	1,434	14,098	20,216,532	Semi	3	264	0	0	0.0000	0.00000							
Det	3			1,647	1,647	0	0	Semi	4	133	0	0	0.0000	0.00000							
Det	4			1,647	1,647	12,740	20,382,780	Det	3	0	0	0	0.0000	0.00000							
Det	5			1,647	1,647	13,720	22,596,840	Det	4	98	0	0	#####	ha	Open Space Requi	12.450					
Flat to5	1			1,612	1,612	10,187	16,421,605	Det	5	98	0	0	0.0000	0.00000							
Flat to5	2			1,612	1,612	0	0	Flat to5	1	235	0	0									
Flat to5	3			1,612	1,612	0	0	Flat to5	2	0	0	0									
Flat 6+	1			1,906	1,906	0	0	Flat to5	3	0	0	0									
Flat 6+	2			1,906	1,906	0	0	Flat 6+	1	0	0	0									
Flat 6+	3			1,906	1,906	0	0	Flat 6+	2	0	0	0									
						129,362	191,879,303	Flat 6+	3	0	0	0									
							1,483	£/m2				Residents	0	Summary							
														Construction		Salesable					
														Units	m2	Average	m2	Average			
														Market Housing	975	91,094	93.43	90,710	93.04		
														Aff - rented	341	24,523	71.91	24,125	70.75		
														Shared Ownership	53	3,936	74.26	3,893	73.45		
														First Homes	131	9,809	74.88	9,708	74.11		
														1,500	#####		#####				

Strategic Green 4										Rounded		Modelling		Area ha		Characteristics				
26	UNITS	1000		Aff - rented	65%	% of Aff	227.5	228	Density	35	units/ha	Total	44.699	Sub Area	Wider Chelmsford					
	Affordable	35%	350	Shared Ow	10%		35.00	17	Net:Gross	64%		Gross	44.699	Green Br	Green					
				First Home	25%	% of Aff	87.5	88				Net	28.571	Use	Agricultural					
							350	333												
Market										Affordable for Rent			Shared Ownership			First Homes				
	Beds	m2	Circulation	650		Rounded	m2		228		Rounded	m2	17		Rounded	m2	88		Rounded	m2
Terrace	2	73	0.0%	15%	37.50	98	7,154	70	15%	34.20	34	2,380	20%	3.40	3	210	20%	17.60	18	1,260
Terrace	3	86	0.0%	10%	65.00	65	5,590	84	15%	34.20	34	2,856	15%	2.55	3	252	15%	13.20	13	1,092
Terrace	4	97	0.0%		0.00	0	0	97	5%	11.40	12	1,164		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	37.50	98	7,338	79	15%	34.20	34	2,686	25%	4.25	4	316	25%	22.00	22	1,738
Semi	3	98	0.0%	20%	130.00	130	12,740	93	15%	34.20	34	3,162	10%	1.70	2	186	10%	8.80	9	837
Semi	4	106	0.0%	10%	65.00	65	6,890	106	5%	11.40	11	1,166	10%	1.70	2	212	10%	8.80	9	954
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%	10%	65.00	65	8,450	115		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	10%	65.00	65	9,100	119		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	65.00	64	2,816	39	30%	68.40	69	2,960	20%	3.40	3	129	20%	17.60	17	729
Flat to5	2	65	10.0%		0.00	0	0	61		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74		0.00	0	0		0.00	0	0		0.00	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%	650.00	650	60,678		100%	228	228	100%	17.00	17	1,305	100%	88.00	88	6,610	
BCIS				Lower Q	Median	Used	m2		Occupants			Population			ha per dwelling					
Terrace	2			1,402	1,402	11,004	15,427,608		Terrace	2	153	0	0	0.0019	Local Open Space					
Terrace	3			1,402	1,402	9,790	13,725,580		Terrace	3	115	0	0	0.0040	Strategic Open Space					
Terrace	4			1,402	1,402	1,164	1,631,928		Terrace	4	12	0	0	0.0024	Natural Open Space					
Semi	2			1,434	1,434	12,678	18,180,252		Semi	2	158	0	0	0.0000	0.0000					
Semi	3			1,434	1,434	16,925	24,270,450		Semi	3	175	0	0	0.0000	0.0000					
Semi	4			1,434	1,434	9,222	13,224,348		Semi	4	87	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	8,450	13,917,150		Det	4	65	0	0	0.0000	ha					
Det	5			1,647	1,647	9,100	14,987,700		Det	5	65	0	0							
Flat to5	1			1,612	1,612	6,634	10,694,169		Flat to5	1	153	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							
						84,967	126,053,185						Residents	0						
							1,484	£/m2												
Summary										Construction			Saleable							
		Units	m2	Average	m2	Average			Market Housing	650	60,678	93.35	60,422	92.96						
		Aff - rented	228	16,374	71.82	16,105	70.64		Shared Ownership	17	1,305	76.75	1,293	76.06						
		First Homes	88	6,610	75.12	6,544	74.36													
		363	333		333															

	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 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.	€/unit	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 Premium	% 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	€/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	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	%	0.10%	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	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%	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 ≥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	-14,403,346	-8,056,699	-4,721,350	-3,434,348	-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	267	154	70	0	598	626	340	355	191	
First Homes		1,361	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	3,374	1,961	989	18,358	19,118	11,334	11,850	5,487
BCIS Total		38,586,936	13,085,532	5,263,039	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	2,83	2,83	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	163,683
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	514,668	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	£/ha	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 Exts 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 Exts 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

		Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	
Green Brown Use		Brown PDL	Brown PDL	Green Paddock	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	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	0	
	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	38	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															
	Education Base	6,326	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Other s106	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	
		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	-198,113,487	-198,113,487	-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	2,949	
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	0.019	-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	2,454,492	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	243,500	
		221,403	0	0	0	0	0	0	0	36,538,205	24,806,590	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	

Site 3 Medium GF - 40 within edge

INCOME	Av Site	m2	Number	Price	GDY	GIA	
				m2	€	m2	
Market Hearing	Over	Net	45.00%	24	4,100	12,406,000	2,530
Affordable Overall			3%	14			
Affordable Rent			22.75%	9	2,495	1,760,314	645
Social Rent			0.00%	0	2,450	0	0
Shared Ownership			3.80%	1	3,430	379,350	161
First Home			0.75%	4	3,213	764,635	241
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1,143	ha	35	ha			
SITE AREA - Over	1,424	ha	28	ha			
Sales per Quarter	0						
Unit Build Time	3	Quarter					

Development Value	Whole Site	Parish	Parish	Parish
	€	€	€	€
Existing Use Value	2,119,441	2,119,441	1,110,433	1,009,008
uplift	0	0	0	0
uplift	500,000	714,235	500,000	500,000
Benchmark Land Value	259,441	259,441	525,433	525,433
Additional Profit	2,449,441	2,449,441	1,449,441	1,449,441

RESIDUAL CASH FLOW FOR INTEREST

INCOME	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
UNITS Started	0	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
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	123,474	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exemptions etc.	40,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Acquisition	19,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	304,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional	0	206,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BOIS Bar	0	262,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rHM/GIL/Lease	0	472,337	27,500	55,000	109,000	165,000	55,000	0	0	0	0	0	0	0	0	0
Contingency	0	6,570	13,154	26,312	52,625	78,937	26,312	0	0	0	0	0	0	0	0	0
Abandonment	0	0	1,575	3,150	6,300	9,450	3,150	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
Legal and Valuation	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
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 PR	448,169	472,937	485,894	593,145	1,195,299	1,495,343	1,451,421	1,263,276	732,117	933,972	933,972	0	0	0	0	0
Far Residual Value	2,679,441	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Return	0	59,392	69,373	82,819	94,772	116,910	149,248	195,063	141,647	86,310	16,644	0	0	0	0	0
Market Hearing	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
First Home	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	-3,167,650	-832,251	-674,463	-439,164	-1,295,062	-1,434,342	-95,781	499,649	2,493,463	3,697,495	3,679,136	0	0	0	0	0
Opening Balance	-3,167,650	-3,499,901	-4,374,364	-5,054,514	-6,349,576	-7,853,918	-9,051,699	-7,557,150	-4,603,317	-1,955,192	2,479,444	2,479,444	2,479,444	2,479,444	2,479,444	2,479,444

CASH FLOW FOR OIL ADDITIONAL PROFIT

INCOME	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
Stamp Duty	750,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exemptions etc.	27,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Acquisition	11,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	19,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional	206,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BOIS Bar	0	262,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL OIL	514,470	27,500	55,000	109,000	165,000	55,000	0	0	0	0	0	0	0	0	0	0
Part Oil rHM	0	6,570	13,154	26,312	52,625	78,937	26,312	0	0	0	0	0	0	0	0	0
Contingency	0	0	1,575	3,150	6,300	9,450	3,150	0	0	0	0	0	0	0	0	0
Abandonment	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
Legal and Valuation	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
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 PR	1,497,423	0	485,894	1,438,294	2,225,339	1,495,343	1,451,421	1,263,276	732,117	933,972	933,972	0	0	0	0	0
Far Oil calculation	0	31,927	32,423	44,777	75,776	116,910	149,248	195,063	141,647	86,310	16,644	0	0	0	0	0
Development Return	0	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
Affordable Far Rent	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
Cash Flow	-1,497,423	-1,295,450	-1,344,769	-4,041,400	-6,349,576	-7,853,918	-9,051,699	-7,557,150	-4,603,317	-1,955,192	2,479,444	2,479,444	2,479,444	2,479,444	2,479,444	2,479,444
Opening Balance	-1,497,423	-1,924,850	-2,744,769	-4,041,400	-6,349,576	-7,853,918	-9,051,699	-7,557,150	-4,603,317	-1,955,192	2,479,444	2,479,444	2,479,444	2,479,444	2,479,444	2,479,444

DEVELOPMENT COSTS	Unit	Rate	Total
LAND			2,619,441
Land	123,474		
Stamp Duty	40,192		
Exemptions etc.	19,400		
Legal Acquisition	1,500	40,192	60,288
FEES			430,924
Planning	19,400		
Professional	430,524		
CONSTRUCTION			1,650,570
Build Cost	1,777	6,214,849	10,942,126
rHM/GIL/Lease	2,500	1,572,237	3,924,474
Contingency	0	187,872	187,872
Abandonment	0	0	0
FINANCE			0
Finance Fee	0	0	0
Legal and Valuation	0	0	0
SALES			11,649,140
Agent	3.00%	459,333	459,333
Lease	0.50%	76,596	76,596
Misc	0.00%	0	0
Developer Profit			2,171,190
Market Hearing	17.50%	374,443	374,443
Affordable Far Rent	17.50%	374,443	374,443
First Home	17.50%	374,443	374,443

Stamp Duty calc - Residual	Stamp Duty calc - Residual
Stamp Duty	123,474
Exemptions etc.	40,192
Legal Acquisition	19,400
Professional	206,023
Build Cost - BOIS Bar	262,020
rHM/GIL/Lease	472,337
Contingency	6,570
Abandonment	0
Finance Fee	0
Legal and Valuation	0
Agent	0
Lease	0
Misc	0
Total	2,619,441

Build Costs	Unit	Rate	Total
Stamp Duty	123,474		
Exemptions etc.	40,192		
Legal Acquisition	19,400		
Professional	206,023		
Build Cost - BOIS Bar	262,020		
rHM/GIL/Lease	472,337		
Contingency	6,570		
Abandonment	0		
Finance Fee	0		
Legal and Valuation	0		
Agent	0		
Lease</			

Site 5 Medium GF - 12 urban edge							
INCOME	Av Size	m2	X	Number	Price €/m2	GDV €	GIA m2
Market Housing	Group	Net	16.50	15,000	4,900	4,852,430	900
Affordable Overall	65.6	14,233	2.8%	4.2	2,495	473,323	174
Affordable Rent	65.6	14,233	32.75%	2	2,495	0	0
Social Rent	70.0	70,000	3.85%	0	3,420	100,842	24
Shared Ownership	70.0	70,000	0.75%	1	3,420	252,105	74
First Home	70.0	70,000	0.75%	1	3,420	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	ha	5,274,500	1,191
SITE AREA - Gross	0.800 ha			24	ha		
Seller per Quarter	0						
Unit/Build Time	3.0 quarter						
Whole Site	Perch/NET	Perch/ROSS	RUN Residual MACRO value				
Residual Land Value	1,427,244	2,427,244	2,125,310	Clarity Reference - 0			
Location Value	0	0	0	RUN OIL MACRO ctrl=1			
Uplift	0	0	0	Clarity Reference - 0			
Plot/ha	250,000	500,000	500,000	Overlapping planning approval			
Residual Land Value	262,548	525,097	525,097	Gross			
Additional Profit	1,425,091	1,177					

DEVELOPMENT COSTS			
LAND	Unit	Per m2	Total
Land	€		42,448
Stamp Duty	€		1,042,244
Earthworks etc.	€		0
Legal Acquisition	€		15,944
Planning Fee	€		51,559
Professional	€		5,644
Build Cost	€		201,524
20% FCIL/FF	€		201,524
Contingency	€		201,524
Abandonable	€		0
Finance	€		21,000
Finance	€		0
Interest	€		0
Level and Paving	€		0
SALES	€		0
Agent	€		169,247
Lease	€		26,394
Misc.	€		0
Developer Profit	€		114,761
Market Housing	€		779,210
Affordable Housing	€		100,479
First Home	€		44,111

Planning fee calc			
Planning fee	Rate	Value	Cost
Market Housing	12	462	5,544
Market under 50	12	121	0
Market over 50	0	0	0
Total			5,544
Stamp duty calc - Residual			1,042,244
Land payment			42,448
Stamp duty calc - Residual			262,548
Land payment			2,125,310
Per Oil/ha	16,500 €/Unit (all)		191,400
Per Oil/ha	16,500 €/Unit (all)		192,000
Oil	184 €/m2		173,771
Total			375,171
Inf/Tariff	€/GDV	0.00%	0

Build Cost			
Item	Unit	Rate	Value
CO2 Plur	€/m2	3.00%	1,530.23
Access Adpt	€/m2	0.00%	0.00
Water	€/m2	0.00%	4.03
Over Extra 1	€/m2	0.00%	0.00
Over Extra 2	€/m2	0.00%	0.00
Small Site	€/m2	0.00%	0.00
Site Cost	€/m2	10.00%	1,516.39
BNS	€/m2	0.10%	151.64

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																																				
Market Housing																																				
Affordable Rent																																				
Social Rent																																				
Shared Ownership																																				
First Home																																				
Grant and Subsidy																																				
EXPENDITURE																																				
Stamp Duty																																				
Earthworks etc.																																				
Legal Acquisition																																				
Planning Fee																																				
Professional																																				
Build Cost - BCIS Base																																				
20% FCIL/FF																																				
Contingency																																				
Abandonable																																				
Finance Fee																																				
Level and Paving																																				
Agent																																				
Lease																																				
Misc.																																				
COSTS BEFORE LAND INT AND PR																																				
Far Residual Value																																				
Developer Return																																				
Market Housing																																				
Affordable Rent																																				
First Home																																				
Cash Flow																																				
Opening Balance																																				
Closing Balance																																				
CASH FLOW FOR OIL ADDITIONAL PROFIT																																				
INCOME	Av Above	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6																													
EXPENDITURE																																				
Land																																				
Stamp Duty																																				
Earthworks etc.																																				
Legal Acquisition																																				
Planning Fee																																				
Professional																																				
Build Cost - BCIS Base																																				
POTENTIAL OIL																																				
Per Oil/ha																																				
Contingency																																				
Abandonable																																				
Finance Fee																																				
Level and Paving																																				
Agent																																				
Lease																																				
Misc.																																				
COSTS BEFORE LAND INT AND PR																																				
Far Oil calculation																																				
Developer Return																																				
Market Housing																																				
Affordable Rent																																				
First Home																																				
Cash Flow																																				
Opening Balance																																				
Closing Balance																																				

Site 6 Brunerfield - 125 Urban Area						
INCOME	Av Size	m2	%	Number	Price €/m2	GDV €
Market Housing	74.2	83.43	65.00%	129	4,900	33,216,404
Affordable Overall	47.7	64.10	22.75%	40.75	2,495	4,915,554
Affordable Rent	47.7	64.10	0.00%	20	2,450	2,450,000
Social Rent	44.7	65.75	3.80%	4	3,430	984,644
Shared Ownership	74.6	73.90	6.75%	11	3,100	2,831,932
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITEAREA - Net	1,923 ha		65	/ha		41,449,543
SITEAREA - Gross	2,747 ha		61	/ha		5,879
Seller per Quarter	0					
Unit Build Time	2	Quarters				

DEVELOPMENT COSTS		
LAND	Unit	Total
Land	€	272,044
Stamp Duty	€	5,444,957
Exemptions etc.	€	0
Lease Acquisition	€	0
Planning Fee	€	85,004
Professional	€	33,450
Build Cost	€	1,790,247
10% FCL/FFI	€	1,613,647
Contingency	€	0
Alternatve	€	0
Finance	€	22,378,490
Developer Profit	€	5,402,471
Affordable Housing	€	1,033,418
First Home	€	446,181

Planning fee calc			
Planning fee for	Area	Rate	Total
Net Area	125	0.00%	0.00
Net Area under 50	50	462	23,100
Net Area over 50	75	121	9,075
			32,475

Build Cost		
Item	Unit	Value
CO2 Plus	€/m2	3,000
Access Adpts	€/m2	0.00
Water	€/m2	14.71
Over Extra 1	€/m2	0.00
Over Extra 2	€/m2	0.00
Small Site	€/m2	0.00
Site Costs	€/ha	15,000
BNS	€/ha	252.49

RESIDUAL CASHFLOW 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																								
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
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
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
Shared Ownership	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 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
INCOME	0	0	0	0	0	0	0	0	1,999,784	3,444,128	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412	3,999,412
EXPENDITURE																								
Stamp Duty	272,044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exemptions etc.	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	85,004	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	33,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional	984,644	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 - B05 Buro	984,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10% FCL/FFI	0	1,272,700	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
Alternatve	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
Resale	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
COSTS BEFORE LAND INT AND PRO	1,244,424	1,272,700	1,232,810	954,727	1,432,459	1,969,434	2,496,186	2,154,431	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896	2,164,896
Far Residential Value	5,444,957	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	190,376	194,684	192,737	204,103	228,832	279,939	284,994	244,032	234,488	204,633	174,095	142,914	111,291	64,340	7,812	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
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
Cash Flow	-4,883,233	-1,403,084	-1,339,493	-1,339,834	-1,034,261	-2,289,348	-376,340	1,234,701	1,859,233	1,891,700	1,833,433	1,659,221	1,490,211	1,297,297	1,107,721	1,051,850	1,054,433	0	0	0	0	0	0	0
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	-4,883,233	-6,286,317	-7,625,810	-8,965,644	-10,241,724	-11,530,972	-12,867,312	-14,203,652	-15,540,000	-16,876,348	-18,212,696	-19,549,044	-20,885,392	-22,221,740	-23,558,088	-24,894,436	-26,230,784	-27,567,132	-28,903,480	-30,239,828	-31,576,176	-32,912,524	-34,248,872	

Site 7 Braunfield - 50 Urban Area

INCOME	Av Area	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			772
Affordable Rent		64.26	22.75%	11	2,495	1,972,109	
Social Rent		64.26	0.00%	0	2,490	0	
Shared Ownership		77.00	3.88%	2	2,430	463,193	138
First Home		73.50	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		82	ft/a			
Sales per Quarter	0						
Unit Build Time	3 Quarters						

Residual Land Value	Whole Site	Part B&E	Part B&D&E	RUN Residual Macro - c/s/r
Excludes Site Value	2,122,821	1,119,529	2,122,821	0
Options	1,057,652		1,100,000	RUN OIL MACRO - c/s/r
	211,532		220,000	0
Benchmark Land Value	1,242,237		1,222,822	Check on planning charge
Additional Profit	1,821,402		432	

DEVELOPMENT COSTS	Unit	sq m2	Total
LAND			
Land Stamp Duty		111,445	2,423,521
Examinate etc.			
Lease Acquisition	1.50%	34,582	141,020
Fees			
Planning		23,100	
Professional	0.00%	740,037	
CONSTRUCTION			
Build Cost	1.740	6,494,616	
R/W & C/L 1/1	5.00%	1,042,238	
Contingency		240,031	
Abnormal	5.00%	344,031	
Finance		8,961,716	
FINANCE			
Finance	0%	0	
Legal and Valuation	7.50%	0	
SALES			
Agents	3.0%	903,312	
Leads	0.5%	93,895	
Misc	0.0%	0	
Developer Profit			
Market Hearing	17.50%		2,324,495
Affordable Hearing	17.50%		424,178
First Home	17.50%		185,721

Planning Fee Calc	Area	Rate	Value
Market Hearing	50	462	23,100
Market Hearing 50	50	138	0
Market Hearing 50	0	0	23,100
Stamp Duty Calc - Residential			
Land Payment			2,423,521
Stamp Duty Calc - Residential			
Land Payment			52,423
Pr OIL 10%	16,000 (f/Unit Cell)		740,000
Part OIL 10%	16,000 (f/Unit Cell)		125,000
OIL	196	f/m2	919,231
Total			3,242,238
Inf Tariff	% GDV	0.00%	0

Build Costs	Unit	Value
CO2 Plus	3.00%	42,444
Acc R Adpt	f/m2	0.00
Water	f/m2	14,771
Over Extra 1	f/m2	0.00
Over Extra 2	f/m2	0.00
Small Site	f/m2	0.00
Site Costs	Bar	225,911
BMS	0.80%	1,739,596

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
UNIT 5 Starts																
Market Hearing																
Affordable Rent																
Social Rent																
Shared Ownership																
First Home																
Grant and Subsidy																
EXPENDITURE																
Stamp Duty	111,445															
Examinate etc.	34,582															
Lease Acquisition	23,100															
Planning Fee	350,469															
Professional																
Build Cost - B&D&E Bar																
POTENTIAL OIL																
Part OIL 10%																
Contingency																
Abnormal																
Finance Fee																
Legal and Valuation																
Deputy																
Leads																
Misc																
COSTS BEFORE LAND INT AND PR	529,597	539,238	921,347	1,025,797	1,648,694	1,648,694	1,886,135	1,242,236	649,238	117,439	117,439	0	0	0	0	0
Far Residual Value	2,423,521															
Developer Return																
Market Hearing																
Affordable for Rent																
First Home																
Cash Flow	-2,463,483	-873,497	-937,727	-1,020,733	-1,746,333	-1,030,019	1,033,439	1,942,230	2,851,035	3,172,920	3,232,413	0	0	0	0	0
Opening Balance	0															
Closing Balance	-2,463,483	-3,336,980	-4,274,707	-5,295,440	-7,041,773	-6,011,754	-4,978,315	-3,036,085	-245,050	2,087,870	2,939,983	2,939,983	2,939,983	2,939,983	2,939,983	2,939,983
CASH FLOW FOR OIL ADDITIONAL PROFIT																
INCOME																
EXPENDITURE																
Land	1249,221															
Stamp Duty	92,962															
Examinate etc.	0															
Lease Acquisition	19,033															
Planning Fee	23,100															
Professional	350,469															
Build Cost - B&D&E Bar																
POTENTIAL OIL																
Part OIL 10%																
Contingency																
Abnormal																
Finance Fee																
Legal and Valuation																
Deputy																
Leads																
Misc																
COSTS BEFORE LAND INT AND PR	2,475,892	0	921,347	1,659,493	2,221,352	1,648,694	1,886,135	1,242,236	649,238	117,439	117,439	0	0	0	0	0
Far OIL calculation																
Developer Return																
Market Hearing																
Affordable for Rent																
First Home																
Cash Flow	-2,475,892	-46,479	-465,715	-1,223,047	-2,210,190	-1,030,019	1,033,439	1,942,230	2,851,035	3,172,920	3,232,413	0	0	0	0	0
Opening Balance	0															
Closing Balance	-2,475,892	-3,522,371	-4,088,086	-5,311,057	-7,521,247	-6,491,236	-4,957,827	-3,015,597	-245,050	2,087,870	2,939,983	2,939,983	2,939,983	2,939,983	2,939,983	2,939,983

Braunfield - 12 Urban Area						
INCOME	Av Size	m2	Number	Price €/m2	GDP €	GIA m2
Market Housing	95.8	95.75	65,000	4,900	3,659,545	747
Affordable Overall						
Affordable Rent	51.0	46.33	350	3	2,495	340,891
Social Rent	51.0	46.33	2,850	3	2,495	0
Shared Ownership	70.0	70.00	2,850	0	2,450	106,042
First Home	70.0	70.00	6,750	1	2,430	252,105
Grant and Subsidy	Affordable Rent					
	Social Rent					
	Shared Ownership					
SITE AREA - Net	0.015 ha		15	ha	4,352,493	959
SITE AREA - Gross	0.015 ha		15	ha		

Whole Site	PerkNET	PerkGROSS	
Residual Land Value	721,635	3,322,824	3,322,824
Leasing Area Value	200,000		200,000
Upfit	40,615		220,000
Plus/Minus	0		0
Residual Land Value	721,635		3,322,824

Additional Profit: 615,201

DEVELOPMENT COSTS		
LAND	Cost	Total
Land	25,812	721,635
Stamp Duty		
European etc.		
Legal Acquisition	10,025	36,406
Planning	5,644	5,644
Professional	179,226	194,870
CONSTRUCTION		
Build Out	1,741	1,724,610
10% CIL/FFIT		240,321
Contingency	5,000	66,071
Allowance		2,241,572
FINANCE		
Finance	0	0
Interest	7,500	0
Level and Valuation		0
SALES		
Agent	3.8%	139,482
Legal	0.5%	21,747
Misc	0.05%	0
Developer Profit		
Market Housing	17.50%	640,424
Affordable Housing	17.50%	77,393
First Home	17.50%	44,111

Planning fee calc		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total 5,644		

Build Out		
002 Plur	€/m2	3,000
Acc&Apt	€/m2	0,000
Water	€/m2	4,000
Over Extra 1	€/m2	0,000
Over Extra 2	€/m2	0,000
Small Site	€/m2	0,000
Site Out	Bar	15,000
BNG	€/m2	0,500
Total 1,740,112		

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												
Market Housing	0	0	0	0	914,291	914,291	914,291	914,291	0	0	0	0
Affordable Rent	0	0	0	0	19,223	19,223	19,223	19,223	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	25,211	25,211	25,211	25,211	0	0	0	0
First Home	0	0	0	0	63,024	63,024	63,024	63,024	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE												
Stamp Duty	25,812											
European etc.												
Legal Acquisition	10,025											
Planning	5,644											
Professional	89,642											
Build Out - BOS Bar					420,253	420,253	216,402	142,451				
10% CIL/FFIT	142,451	142,451	33,000	49,200	49,200	33,000	16,500					
Contingency	0	0	0	0	21,510	21,510	14,348	7,173				
Allowance	0	0	0	0	0	0	0	0				
Finance Fee	0	0	0	0	0	0	0	0				
Level and Valuation	0	0	0	0	0	0	0	0				
Agent	0	0	0	0	0	0	32,651	32,651				
Legal	0	0	0	0	0	0	5,442	5,442				
Misc	0	0	0	0	0	0	0	0				
COSTS BEFORE LAND INT AND PR	314,112	142,421	214,551	345,742	524,488	524,488	347,444	212,928	38,092	38,092	0	0
Far Residual Value	721,635											
Developer Return												
Market Housing	15,940	15,976	24,293	31,207	41,732	52,352	40,200	24,540	5,300	0	0	0
Affordable Rent												
First Home												
Cash Flow	-352,240	-183,119	-283,835	-374,014	-555,994	-545,419	-448,118	-335,163	-1,025,710	-1,044,950	0	0
Opening Balance	-352,240	-1,016,267	-1,299,604	-1,449,436	-2,225,631	-2,732,160	-2,140,215	-1,320,823	-823,105	761,045	761,045	761,045

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												
Market Housing	0	0	0	0	914,291	914,291	914,291	914,291	0	0	0	0
Affordable Rent	0	0	0	0	19,223	19,223	19,223	19,223	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	25,211	25,211	25,211	25,211	0	0	0	0
First Home	0	0	0	0	63,024	63,024	63,024	63,024	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE												
Stamp Duty	25,812											
European etc.												
Legal Acquisition	10,025											
Planning	5,644											
Professional	89,642											
Build Out - BOS Bar					420,253	420,253	216,402	142,451				
POTENTIAL CIL					49,200	49,200	33,000	16,500				
10% CIL/FFIT	0	0	0	0	21,510	21,510	14,348	7,173				
Contingency	0	0	0	0	0	0	0	0				
Allowance	0	0	0	0	0	0	0	0				
Finance Fee	0	0	0	0	0	0	0	0				
Level and Valuation	0	0	0	0	0	0	0	0				
Agent	0	0	0	0	0	0	32,651	32,651				
Legal	0	0	0	0	0	0	5,442	5,442				
Misc	0	0	0	0	0	0	0	0				
COSTS BEFORE LAND INT AND PR	344,428	0	214,551	1,035,299	524,488	524,488	347,444	212,928	38,092	38,092	0	0
Far CIL calculation												
Developer Return												
Market Housing	4,450	4,574	11,643	11,207	41,732	52,352	40,200	24,540	5,300	0	0	0
Affordable Rent												
First Home												
Cash Flow	-344,428	-6,450	-274,137	-1,047,432	-555,994	-545,419	-448,118	-335,163	-1,025,710	-1,044,950	0	0
Opening Balance	-344,428	-280,878	-122,024	-1,449,436	-2,225,631	-2,732,160	-2,140,215	-1,320,823	-823,105	761,045	761,045	761,045

SITE 10						
Flats 4 BF 250						
INCOME	Av Size	m2	X	Number	Price €/m2	GDV €
Market Housing	Grav	Not	15.00%	162	5,300	857,000
Affordable Overall	63.6	57.44	28%	175	2,415	422,662
Affordable Rent	63.6	57.44	0.00%	0	0	0
Social Rent	63.6	60.44	3.50%	0	3,710	1,362,370
Share of Ownership	67.9	61.73	0.75%	22	3,545	78,149
First Home						
Grant and Subsidy	Affordable Rent					
	Social Rent					
	Share of Ownership					
SITE AREA - Net	3,125 ha		50	ha		
SITE AREA - Grav	4,464 ha		55	ha		

Whole Site	PerhaNET	PerhaGROSS
Residual Land Value	2,422,400	1,422,422
Location Value	4,170,714	1,500,000
Uplift	912,140	220,000
Plur/ha	20%	0
Residual Land Value	5,522,157	1,322,422
Additional Profit	5,522,157	437

DEVELOPMENT COSTS		
LAND	Unit	Total
Stamp Duty	€	401,002
Excavation etc.	€	0
Lease Acquisition	€	52,452
Professional	€	50,700
POTENTIAL OIL	€	3,599,170
COINTEGRITY	€	0
Abnormality	€	16,922
Finance Fee	€	43,844,622
Finance Fee	€	0
Level and Valuation	€	0
SALES	€	0
Agent	€	3,312,292
Lease	€	315,312
Misc.	€	0
Developer Profit	€	10,424,249
Market Housing	€	1,921,575
Affordable Housing	€	842,511
First Home	€	0

Planning fee calc		
Rate	Value	Fee
Market Housing	€250	€25,000
Affordable Housing	€50	€27,000
First Home	€200	€0
Total		€52,000
Stamp duty calc - Residual		
Stamp Duty	€	401,002
Total		€401,002
Stamp duty calc - Residual		
Stamp Duty	€	5,522,157
Total		€5,522,157
Per Oil 10%	€	2,125,422
Per Oil 10%	€	4,170,714
Total		€6,296,136
In/Terrif	€	0

Build Cost		
Item	Unit	Value
CO2 Plant	€	€1.34
Access Adpt	€	€0.00
Water	€	€4.71
Over Extra 1	€	€0.00
Over Extra 2	€	€0.00
Small Site	€	€0.00
Site Costs	€	€14,919.10
BNS	€	€0.00
Total		€14,919.10

RESIDUAL CASH FLOW FOR INTEREST																											
INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24			
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		
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	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	
Share of Ownership	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	
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	
INCOME	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	
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	0	0	
Excavation etc.	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 Acquisition	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	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	
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	0	0	
COINTEGRITY	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	
Abnormality	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	
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	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	
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	
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	
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	
COSTS BEFORE LAND INT AND PR	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 Interest	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	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	
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	
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	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	
Cash Flow	-10,555,719	-2,854,837	-2,855,019	-1,954,102	-1,097,624	-7,709,146	-893,843	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840	2,151,840
Opening Balance	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	-10,555,719	

CASH FLOW FOR OIL ADDITIONAL PROFIT																										
INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24		
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	
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	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
Share of Ownership	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
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
INCOME	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
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	0	0
Excavation etc.	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 Acquisition	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	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
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	0	0
COINTEGRITY	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
Abnormality	0	0	0	0	0																					

Site 13										DEVELOPMENT COSTS										Planning fee calc				Build Out				
Platted BF 155 HD										LAND										Stamp duty calc - Residual				Stamp duty calc - Residual				
INCOME	Av Size	m2	%	Number	Price	\$/m2	GDY	GIA			Land	Fee/m2	Total			Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
Market Housing	50.0	70.48	65.00%	191	5,300	37,616,160	6,162				Stamp Duty	2,184	259,077			10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Affordable Overall	44.4	57.91	22.75%	35	2,915	5,953,020	2,344				Examinate etc.	0	0															
Affordable Rent	44.4	57.91	0.00%	0	2,450	0	0				Lease Acquisition	3,796	0															
Shared Ownership	70.1	61.60	2.30%	5	2,710	1,343,022	284				Professionals	0	37,890															
First Home	70.1	60.93	0.75%	14	3,564	2,946,170	950				Build Out	2,184	25,992,101															
Grant and Subsidy	Affordable Rent				0	0	0				10% FOL/FF	0	4,083,081															
	Social Rent				0	0	0				Dominance	5,000%	12,944,606															
	Shared Ownership				0	0	0				Absorbable	0	93,000															
SITE AREA - Nat	0.969 ha		16.0	1/6							Finance Fee	0	32,447,414															
SITE AREA - Hwy	1.211 ha		18.0	1/6							Local and Valuation	7.50%	0															
Sales per Quarter	0										Agent	0%	0															
Unit Build Time	3 Quarters										Lease	0.5%	231,799															
											Misc	0.0%	0															
Whole Site	2,312,223	2,617,241	2,687,932								Developer Profit																	
Residual Land Value	2,312,223	2,617,241	2,687,932								Market Housing	17.00%	4,012,828															
Upfit	280	264,406	220,000								Affordable Housing	17.50%	1,259,449															
Benchmark Land Value	1,521,478	1,326,882									First Home	10.50%	519,782															
Additional Profit	65,416																											
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 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																						
Stamp Duty	2,184	0	0	0	0	0																						
Examinate etc.	0	0	0	0	0	0																						
Lease Acquisition	3,796	0	0	0	0	0																						
Professionals	23,990	0	0	0	0	0																						
Build Out - B015 Bar	1,306,297	0	0	0	0	0																						
10% FOL/FF	0	1,925,811	55,000	192,500	397,000	467,500																						
Dominance	0	27,841	97,442	189,966	231,440	250,569																						
Absorbable	0	29,181	104,663	193,966	231,440	250,569																						
Finance Fee	0	0	0	0	0	0																						
Local 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 PRG	1,345,237	1,925,581	1,975,738	2,343,256	4,351,762	5,498,745	6,133,361	6,295,128	4,348,645	2,332,648	323,835	323,835																
Far Residual Value	259,077	0	0	0	0	0																						
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 Home	0	0	0	0	0	0																						
Cash Flow	-1,402,914	-1,955,439	-2,035,021	-2,440,436	-4,444,903	-5,918,106	-3,390,455	1,005,121	4,620,410	6,635,454	6,748,977	6,809,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Operating Balance	-1,402,914	-3,189,849	-5,162,870	-7,432,406	-10,168,409	-13,047,439	-21,497,765	-20,493,140	-15,911,810	-8,287,861	-581,914	6,387,979	6,387,979	6,387,979	6,387,979	6,387,979	6,387,979	6,387,979	6,387,979	6,387,979	6,387,979	6,387,979	6,387,979	6,387,979	6,387,979	6,387,979		
CASH FLOW FOR CIL ADDITIONAL PROFIT																												
INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6																						
Stamp Duty	2,184	0	0	0	0	0																						
Examinate etc.	0	0	0	0	0	0																						
Lease Acquisition	3,796	0	0	0	0	0																						
Professionals	23,990	0	0	0	0	0																						
Build Out - B015 Bar	1,306,297	0	0	0	0	0																						
POTENTIAL CIL	0	1,925,811	55,000	192,500	397,000	467,500																						
Finance Fee	0	0	0	0	0	0																						
Local 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 PRG	3,025,722	0	1,975,738	2,343,256	4,374,917	5,719,191	6,133,361	6,295,128	4,348,645	2,332,648	323,835	323,835																
Far Residual Value	0	0	0	0	0	0																						
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 Home	0	0	0	0	0	0																						

Site 15				Plant BF 35				
INCOME	Av Size	m2	Number	Price €/m2	GDV €	GIA m2		
Market Housing	Grav	77.5	70.43	65.00%	23	4,900	7,951,717	1,763
Affordable Overall				35%	12.28			
Affordable Rent	43.4	87.63	22.75%	0	2,446	1,234,871	598	
Social Rent	43.4	87.63	0.00%	0	2,450	0	0	
Shared Ownership	43.4	87.63	2.50%	1	2,450	256,207	162	
First Home	43.4	87.63	0.75%	3	3,400	1,053,564	198	
Grant and Subsidy	Affordable Rent				0	0	0	
	Social Rent				0	0	0	
	Shared Ownership				0	0	0	
SITEAREA - Net	0.423 ha		90	Av				
SITEAREA - Grav	0.423 ha		90	Av			9,949,958	2,543
Seller's Quarter	0							
Unit Build Time	3 Quarters							
Residual Land Value	Whole Site	Perch/NET	Perch/ROSS				RUN Residual MACRO cost/Av	
	795,432	1,432,174	1,432,174				0	
Existing Use Value	461,250		1,500,000				RUN OIL MACRO cost/1	
Uplift	96,250		220,000				0	
Flaw Av	0		0				Oil cost on planning stage per hectare	
Residual Land Value	577,580		1,320,000				0	
Additional Profit	452,112		277					

DEVELOPMENT COSTS		Unit or m2	Total	
LAND	Land		24,782	795,432
	Stamp Duty		10,884	
	Examinate etc.		1,500	
	Lease Acquisition	1.50%	10,884	35,344
FEES	Planning		16,170	
	Professional	0.00%	49,009	595,179
CONSTRUCTION	Build Cost	1,951	4,710,785	
	1% FCIL/HT		895,754	
	Contingency	5.00%	235,539	
	Absorbable	€	25,000	6,112,617
FINANCE	Finance	0%	0	
	Interest	7.50%	0	0
	Land and Valuation		0	0
SALES	Agents	3%	246,498	
	Legal	0.5%	49,750	
	Misc	0%	0	
			0	346,248
Developer Profit	Market Housing	17.50%		1,374,859
	Affordable Housing	17.50%		241,241
	First Home	17.50%		185,237

Planning fee calc		Av	rate	Total
Planning fee	Av	35	462	16,170
Market under 50	50	128	0	0
Market over 50	0	0	0	0
Stamp duty calc - Residual				795,432
Land payment				24,782
Stamp duty calc - Residual				877,500
Land payment				19,172
Per OIL/10%	0.500 €/Unit (all)			297,688
Per OIL/10%	16.500 €/Unit (all)			577,500
OIL	184	€m2		332,284
Total				969,754
Inf/Tarif	> GDV	0.00%		0

Build Cost		Unit	Rate	Total
O2/Flur	€	3.00%		1,642,900
Acc/Adpt	€m2	0.00%		46,250
Water	€m2	0.00%		14,711
Over/Extra 1	€m2	0.00%		0.000
Over/Extra 2	€m2	0.00%		0.000
Small Site	€	0.00%		0.000
Site Cost	€m2	16.00%		1,479,150
ENG	€m2	0.50%		19,750
Total				1,498,900

RESIDUAL CASH FLOW FOR INTEREST		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	Unit	Q1	Q2	Q3	Q4	Q1	Q2
UNITS Started		10	15	10	10	0	0
Market Housing		0	0	2,247,348	2,247,348	0	0
Affordable Rent		0	0	353,204	353,204	0	0
Social Rent		0	0	0	0	0	0
Shared Ownership		0	0	73,231	199,844	0	0
First Home		0	0	172,950	256,431	0	0
Grant and Subsidy		0	0	0	0	0	0
EXPENDITURE				2,242,843	4,214,244	2,242,843	0
Stamp Duty		24,782	0	0	0	0	0
Examinate etc.		10,884	0	0	0	0	0
Lease Acquisition		16,170	0	0	0	0	0
Professional		244,809	0	0	0	0	0
Build Cost - BOIS Bar		0	244,809	1,570,262	1,570,262	0	0
POTENTIAL OIL		0	0	0	0	0	0
Per OIL/10%		0	332,284	35,000	127,500	55,000	0
Contingency		0	22,432	75,510	24,432	0	0
Absorbable		0	24,432	61,081	24,432	0	0
Finance Fee		0	0	0	0	0	0
Land and Valuation		0	0	0	0	0	0
Agents		0	0	0	85,235	127,928	85,235
Legal		0	0	0	16,214	21,211	16,214
Misc		0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR		246,641	322,294	795,815	1,326,277	1,924,218	1,376,277
Far Residual Value	Land	795,432					
Developer Return	Interest	16,781	25,263	49,745	67,315	104,704	132,472
Market Housing		0	0	0	0	0	0
Affordable Rent		0	0	0	0	0	0
First Home		0	0	0	0	0	0
Cash Flow		-1,001,633	-351,035	-820,375	-1,417,022	-1,994,102	-1,480,881
Opening Balance		-1,001,633	-1,352,709	-2,173,087	-3,590,110	-5,084,216	-7,055,193

CASH FLOW FOR OIL ADDITIONAL PROFIT		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	Av	Q1	Q2	Q3	Q4	Q1	Q2
EXPENDITURE				2,242,843	4,214,244	2,242,843	0
Stamp Duty		24,782	0	0	0	0	0
Examinate etc.		10,884	0	0	0	0	0
Lease Acquisition		16,170	0	0	0	0	0
Professional		244,809	0	0	0	0	0
Build Cost - BOIS Bar		0	244,809	1,570,262	1,570,262	0	0
POTENTIAL OIL		0	0	0	0	0	0
Per OIL/10%		0	332,284	35,000	127,500	55,000	0
Contingency		0	22,432	75,510	24,432	0	0
Absorbable		0	24,432	61,081	24,432	0	0
Finance Fee		0	0	0	0	0	0
Land and Valuation		0	0	0	0	0	0
Agents		0	0	0	85,235	127,928	85,235
Legal		0	0	0	16,214	21,211	16,214
Misc		0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR		645,212	795,815	1,145,389	1,924,218	1,376,277	659,819
Far OIL calculation	Interest	16,223	16,927	31,743	47,315	104,704	132,472
Developer Return	Market Housing	0	0	0	0	0	0
Affordable Rent		0	0	0	0	0	0
First Home		0	0	0	0	0	0
Cash Flow		-845,216	-16,223	-813,542	-1,297,032	-1,994,102	-1,480,881
Opening Balance		-845,216	-101,438	-1,145,977	-2,443,110	-3,814,216	-5,084,333

Site 19 Small GF - 4						
INCOME	Av Size m2	Z	Number	Price €/m2	GDT	GIA m2
Market Housing	116.5	Hat	4	5,000	2,330,000	464
Affordable Overall						
Affordable Rent	116.5	116.50	0.00%	0	2,750	0
Social Rent	116.5	116.50	0.00%	0	2,500	0
Shared Ownership	116.5	116.50	0.00%	0	3,500	0
First Home	116.5	116.50	0.00%	0	0	0
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITE AREA - Hat	0.132 ha		30		2,330,000	464
SITE AREA - Grant	0.132 ha		30			
Salaper Quarter	0					
Unit/Build Time	3. Quarter					

Development Costs	Land	Feat	Construction	Finance	Sales
Stamp Duty	19,225				
Examinate etc.	9,417				
Lease Acquisition	1,680				
Planning Fee	40,322				
Professional		1,680			
Build Cost - GCIS Bars			275,045		
Plan/Off/Full			206,214		
Contingency			16,761		
Absorbable			0		
Finance Fee			17,475		
Legal and Valuation			2,913		
Agent			17,475		
Lease			2,913		
Misc			0		
Total	89,644	91,977	1,009,950	36,864	11,550

Planning Fee Calc	Stamp Duty calc - Residential	Stamp Duty calc - Residential
Plan/Off/Full	Stamp Duty	Stamp Duty
1,680	19,225	19,225
40,322	0	0
42,002	19,225	19,225
Total	41,227	19,225

Build Cost	Sale Costs
CO2 Plan	3.00%
Acc Adapt	0.00%
Water	4.00%
Over Extra 1	0.00%
Over Extra 2	0.00%
Small Site	0.00%
Site Costs	16.00%
BMS	0.10%

Particulars	Rate	Value
Stamp Duty	17.50%	497,750
Affordable Housing	17.50%	0
First Home	17.50%	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME						
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
EXPENDITURE						
Stamp Duty	19,225	0	0	0	0	0
Examinate etc.	9,417	0	0	0	0	0
Lease Acquisition	1,680	0	0	0	0	0
Planning Fee	40,322	0	0	0	0	0
Professional	1,680	0	0	0	0	0
Build Cost - GCIS Bars	275,045	206,214	16,761	0	0	0
Plan/Off/Full	206,214	16,761	0	0	0	0
Contingency	16,761	0	0	0	0	0
Absorbable	0	0	0	0	0	0
Finance Fee	0	0	17,475	0	0	0
Legal and Valuation	0	0	2,913	0	0	0
Agent	0	0	17,475	0	0	0
Lease	0	0	2,913	0	0	0
Misc	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	49,012	25,215	117,055	230,231	307,055	230,231
Far Residual Value	574,494	12,066	13,921	16,377	21,002	21,154
Developer Return	12,066	13,921	16,377	21,002	21,154	21,991
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Cash Flow	-440,506	-89,951	-151,007	-246,443	-323,057	-287,448
Operating Balance	-440,506	-89,951	-151,007	-246,443	-323,057	-287,448
Opening Balance	0	0	0	0	0	0
Closing Balance	-440,506	-529,452	-680,459	-926,892	-1,249,949	-1,537,407

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME						
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
EXPENDITURE						
Stamp Duty	19,225	0	0	0	0	0
Examinate etc.	9,417	0	0	0	0	0
Lease Acquisition	1,680	0	0	0	0	0
Planning Fee	40,322	0	0	0	0	0
Professional	1,680	0	0	0	0	0
Build Cost - GCIS Bars	275,045	206,214	16,761	0	0	0
Plan/Off/Full	206,214	16,761	0	0	0	0
Contingency	16,761	0	0	0	0	0
Absorbable	0	0	0	0	0	0
Finance Fee	0	0	17,475	0	0	0
Legal and Valuation	0	0	2,913	0	0	0
Agent	0	0	17,475	0	0	0
Lease	0	0	2,913	0	0	0
Misc	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	113,220	117,055	387,055	230,231	307,055	230,231
Far CIL calculation	2,102	2,154	23,480	2,841	0	0
Developer Return	2,102	2,154	23,480	2,841	0	0
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Cash Flow	-110,220	-118,901	-363,577	-287,448	-487,448	-487,448
Operating Balance	-110,220	-228,851	-592,428	-879,876	-1,367,324	-1,854,772
Opening Balance	0	0	0	0	0	0
Closing Balance	-110,220	-347,752	-955,356	-1,459,752	-2,414,648	-3,369,544

Site 20				Small Brass - 9				DEVELOPMENT COSTS																Planning fee calc				Build Cost									
INCOME		Av Area	m2	z	Number	Price	GDV	GIA	LAND		FEES		CONSTRUCTION		FINANCE		SALES		Developer Profit		Planning fee calc				Build Cost												
Market Housing	Affordable Overall	Affordable Rent	Social Rent	Shared Ownership	First Home	Grant and Subsidy	SITE AREA - Net	SITE AREA - Gross	Enterper Quarter	Unit/Build Time	Stamp Duty	Examinate etc.	Local Acquisition	Planning Fee	Professional	Build Cost	RM/FCIL/FF	Contingency	Abnormal	Finance Fee	Interest	Legal and Valuation	Agent	Lease	Misc	Planing app fee	Ha Bus	Ha Bus under 50	Ha Bus over 50	Water	Over Extra 1	Over Extra 2	Small Site	Site Costs			
33.6	33.6	33.6	33.6	33.6	33.6		0.200	0.222	0	3	28,709	11,763	4,850	4,989	0	1,456	288,790	62,232	62,232	0	0	0	0	0	3.0%	0.5%	0.0%	400	120	0	4,000	0	0	0	10,000	149,991	
100,000	0	0	0	0	0		45	41	0	0	11,763	132,127	4,989	127,215	12,457	288,790	62,232	62,232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,499,117	
3,496,400	0	0	0	0	0		3,496,400	3,752,242	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

RESIDUAL CASHFLOW FOR INTEREST																												
INCOME		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	EXPENDITURE																				
Market Housing	Affordable Rent	Affordable Rent	Social Rent	Shared Ownership	First Home	Grant and Subsidy	Stamp Duty	Examinate etc.	Local Acquisition	Planning Fee	Professional	Build Cost - BOIS Bars	RM/FCIL/FF	Contingency	Abnormal	Finance Fee	Legal and Valuation	Agent	Lease	Misc	Interest	Market Housing	Affordable Rent	First Home	Cash Flow	Opening Balance	Closing Balance	
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	-186,363	-1,082,361	-1,268,722
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	-1,268,722	-2,351,083	-2,639,805

Site 26 Strategic Green 4. Table with columns: INCOME, Av Size, Nat, Z, Number, Price, GDT, GIA. Rows include Market Housing, Affordable Overall, Affordable Rent, Social Rent, Shared Ownership, First Home, Grant and Subsidy. Summary rows for Rental Land Value, Uplift, and Additional Profit.

DEVELOPMENT COSTS. Table with columns: LAND, CONSTRUCTION, FINANCE, SALES, Developer Profit. Rows include Land (Stamp Duty, Exempt etc., Lease Acquisition), Construction (Build Cost, Fit/Out, Contingency), Finance (Interest, Legal and Valuation), Sales (Agent, Lease, Misc), and Developer Profit (Market Housing, Affordable Housing, First Home).

Planning fee calc, Stamp duty calc - Ruridest, Stamp duty calc - Ruridest, Pro Fit/Out, Part Fit/Out, Inf/Out. Summary of various cost calculations.

Build Cost. Table with columns: CO2 Plur, Acc & Adj, Water, Over Extra 1, Over Extra 2, Small Site, Site Cost. Summary of build-related costs.

RESIDUAL CASH FLOW FOR INTEREST. Large table with columns Year 1-24 and rows for INCOME, EXPENDITURE, COSTS BEFORE LAND INT AND PR, Far Ruridest Value, Developer Return, CASH FLOW FOR CIL ADDITIONAL PROFIT. Includes sub-rows for Lease Interest, Cash Flow, Opening Balance, and various cost categories.

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															
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	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	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	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	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	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	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	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	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	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
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	0								
Semi	3			1,434	1,434	5,124	7,347,816		Semi	3	53	0	0								
Semi	4			1,434	1,434	2,968	4,256,112		Semi	4	28	0	0								
Det	3			1,647	1,647	0	0		Det	3	0	0	0								
Det	4			1,647	1,647	2,600	4,282,200		Det	4	20	0	0		0.0083	ha			Open Space Requir	2,490	
Det	5			1,647	1,647	2,800	4,611,600		Det	5	20		0						Gross - Net	3,673	
Flat to5	1			1,612	1,612	1,993	3,213,038		Flat to5	1	46		0						Shortfall / Surplus	1,183	
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								
						26,006	38,586,936						Residents	0							
							1,484 £/m2														
Summary												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						

Large GF 100 Urban Edge				Rounded		Modelling		Area ha		Characteristics													
2	UNITS	100	Aff - rented	65%	% of Aff	22.75	23	Density	35	units/ha	Total	4.082	Sub Area SWF										
	Affordable	35%	35 Shared Own	10%		3.50	4	Net:Gross	70%		Gross	4.082	ha										
			First Homes	25%	% of Aff	8.75	9				Net	2.857	ha										
						35	36				Use		Agricultural										
				Market				Affordable for Rent				Shared Ownership				First Homes							
	Beds	m2	Circulation	65	Rounded	m2		23	Rounded	m2	4	Rounded	m2	9	Rounded	m2							
Terrace	2	73	0.0%	15%	9.75	10	730	15%	3.45	3	210	20%	0.80	1	70	20%	1.80	2	140				
Terrace	3	86	0.0%	10%	6.50	7	602	15%	3.45	3	252	15%	0.60	1	84	15%	1.35	1	84				
Terrace	4	97	0.0%		0.00	0	0	5%	1.15	1	97		0.00	0	0		0.00	0	0				
Semi	2	81	0.0%	15%	9.75	10	810	15%	3.45	4	316	25%	1.00	1	79	25%	2.25	2	158				
Semi	3	98	0.0%	20%	13.00	13	1,274	15%	3.45	4	372	10%	0.40	0	0	10%	0.90	1	93				
Semi	4	106	0.0%	10%	6.50	7	742	5%	1.15	1	106	10%	0.40	0	0	10%	0.90	1	106				
Det	3	120	0.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0				
Det	4	130	0.0%	10%	6.50	7	910		0.00	0	0		0.00	0	0		0.00	0	0				
Det	5	140	0.0%	10%	6.50	7	980		0.00	0	0		0.00	0	0		0.00	0	0				
Flat to5	1	40	10.0%	10%	6.50	4	176		0.00	0	0		0.00	0	0		0.00	0	0				
Flat to5	2	65	10.0%		0.00	0	0	30%	6.90	7	300	20%	0.80	1	43	20%	1.80	2	86				
Flat to5	3	80	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		0.00	0	0		0.00	0	0		0.00	0	0				
Flat 6+	2	65	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		0.00	0	0		0.00	0	0		0.00	0	0				
				100%	65.00	65	6,224	100%	23.00	23	1,653	100%	4.00	4	276	100%	9.00	9	667				
				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	1,150	1,612,300		Terrace	2	16	0	0		0.0040	Strategic Open Space								
Terrace	3		1,402	1,402	1,022	1,432,844		Terrace	3	12	0	0		0.0024	Natural Open Space								
Terrace	4		1,402	1,402	97	135,994		Terrace	4	1	0	0		0.0000									
Semi	2		1,434	1,434	1,363	1,954,542		Semi	2	17	0	0		0.0000									
Semi	3		1,434	1,434	1,739	2,493,726		Semi	3	18	0	0		0.0000									
Semi	4		1,434	1,434	954	1,368,036		Semi	4	9	0	0		0.0000									
Det	3		1,647	1,647	0	0		Det	3	0	0	0		0.0000				Open Space Require	0.830				
Det	4		1,647	1,647	910	1,498,770		Det	4	7	0	0		0.0083	ha			Gross - Net	1.224				
Det	5		1,647	1,647	980	1,614,060		Det	5	7	0	0						Shortfall / Surplus	0.394				
Flat to5	1		1,612	1,612	605	975,260		Flat to5	1	14	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											
					8,820	13,085,532					Residents	0											
						1,484	£/m2																
												Summary				Construction				Saleable			
														Units	m2	Average	m2	Average					
														Market Housing	65	6,224	95.75	6,208	95.51				
														Aff - rented	23	1,653	71.88	1,626	70.70				
														Shared Ownership	4	276	68.98	272	68.00				
														First Homes	9	667	74.09	659	73.22				
															101	8,820							

Medium GF - 40 urban edge				Rounded		Modelling		Area ha		Characteristics											
3	UNITS	40	Aff - rented	65%	% of Aff	9.1	9	Density	35	units/ha	Total	1.429	Sub Area SWF								
	Affordable	35%	14	Shared Own	10%	1.40	1	Net:Gross	80%		Gross	1.429	ha	Green Br:Green							
				First Homes	25%	% of Aff	3.5	4			Net	1.143	ha	Use	Agricultural						
						14	14														
				Market				Affordable for Rent				Shared Ownership				First Homes					
	Beds	m2	Circulation	26	Rounded	m2	m2	Circulation	9	Rounded	m2	1	Shared	Rounded	m2	4	First Homes	Rounded	m2		
Terrace	2	73	0.0%	15%	3.90	4	292	70	0.0%	15%	1.35	1	70	20%	0.20	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	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		0.00	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	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	10%	0.40	0	0	
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0		0.00	0	0	
Det	4	130	0.0%	10%	2.60	3	390	115	0.0%		0.00	0	0		0.00	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		0.00	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	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		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	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		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	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		0.00	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									
Terrace	2			1,402	1,402	432	605,664			Terrace	2	6	0	0	0.0019	Local Open Space					
Terrace	3			1,402	1,402	426	597,252			Terrace	3	5	0	0	0.0040	Strategic Open Space					
Terrace	4			1,402	1,402	97	135,994			Terrace	4	1	0	0	0.0024	Natural Open Space					
Semi	2			1,434	1,434	561	804,474			Terrace	4	1	0	0	0.0000	0.0000					
Semi	3			1,434	1,434	583	836,022			Semi	2	7	0	0	0.0000	0.0000					
Semi	4			1,434	1,434	424	608,016			Semi	3	6	0	0	0.0000	0.0000					
Det	3			1,647	1,647	0	0			Semi	4	4	0	0	0.0000	0.0000			Open Space Requir	0.332	
Det	4			1,647	1,647	390	642,330			Det	3	0	0	0	0.0000	0.0000			Gross - Net	0.286	
Det	5			1,647	1,647	420	691,740			Det	4	3	0	0	0.0083	ha			Shortfall / Surplus	-0.046	
Flat to5	1			1,612	1,612	216	347,547			Det	5	3	0	0							
Flat to5	2			1,612	1,612	0	0			Flat to5	1	5	0	0							
Flat to5	3			1,612	1,612	0	0			Flat to5	2	0	0	0							
Flat 6+	1			1,906	1,906	0	0			Flat to5	3	0	0	0							
Flat 6+	2			1,906	1,906	0	0			Flat 6+	1	0	0	0							
Flat 6+	3			1,906	1,906	0	0			Flat 6+	2	0	0	0							
						3,549	5,269,039			Flat 6+	3	0	0	0							
							1,485	£/m2						Residents	0						
				Summary				Construction				Saleable									
				Units	m2	Average	m2	Average			Units	m2	Average	m2	Average						
Market Housing				26	2,536	97.54	2,532	97.38			Market Housing	26	2,536	97.54	2,532	97.38					
Aff - rented				9	658	73.08	646	71.78			Aff - rented	9	658	73.08	646	71.78					
Shared Ownership				1	79	79.00	79	79.00			Shared Ownership	1	79	79.00	79	79.00					
First Homes				4	276	68.98	272	68.00			First Homes	4	276	68.98	272	68.00					
				40	3,549		3,529					40	3,549		3,529						

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	Green Br Green							
				First Homes		25% % of Aff	1.75	2				Net	0.667 ha	Use Agricultural							
							7	8													
				Market				Affordable for Rent				Shared Ownership				First Homes					
	Beds	m2	Circulation	13	Rounded	m2	m2	Circulation	5	Rounded	m2	1	Shared	Rounded	m2	2	First Homes	Rounded	m2		
Terrace	2	73	0.0%	15%	1.95	2	146	70	0.0%	15%	0.75	1	70	20%	0.20	0	20%	0.40	0	0	
Terrace	3	86	0.0%	10%	1.30	1	86	84	0.0%	15%	0.75	1	84	15%	0.15	0	15%	0.30	0	0	
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.25	0	0	0.00	0	0		0.00	0	0	
Semi	2	81	0.0%	15%	1.95	2	162	79	0.0%	15%	0.75	1	79	25%	0.25	1	25%	0.50	2	158	
Semi	3	98	0.0%	20%	2.60	3	294	93	0.0%	15%	0.75	0	0	10%	0.10	0	10%	0.20	0	0	
Semi	4	106	0.0%	10%	1.30	2	212	106	0.0%	5%	0.25	0	0	10%	0.10	0	10%	0.20	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%	1.30	1	130	115	0.0%		0.00	0	0	0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	1.30	1	140	119	0.0%		0.00	0	0	0.00	0	0		0.00	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	20%	0.40	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%		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%	13.00	13	1,214			100%	5.00	5	319	100%	1.00	1	79	100%	2.00	2	158
				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	0.0083	ha						
Flat to5	1			1,612	1,612	130	209,238		Flat to5	1	3	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								
						1,770	2,606,156					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				

Medium GF - 12 urban edge				Rounded		Modelling		Area ha		Characteristics											
5	UNITS	12	Aff - rented	65%	% of Aff	2.73	3	Density	30	units/ha	Total	0.500	Sub Area SWF								
	Affordable	35%	4.2	Shared Own	10%	0.42	0	Net:Gross	80%		Gross	0.500	ha	Green Br:Green							
				First Homes	25%	% of Aff	1.05				Net	0.400	ha	Use							
							4.2							Agricultural							
				Market					Affordable for Rent			Shared Ownership			First Homes						
	Beds	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%	15%	0.45	1	70	20%	0.00	0	0	20%	0.20	1	70
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	15%	0.45	1	84	15%	0.00	0	0	15%	0.15	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.15	0	0	0.00	0	0	0	0.00	0	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%	15%	0.45	0	0	25%	0.00	0	0	25%	0.25	0	0
Semi	3	98	0.0%	60%	4.80	4	392	93	0.0%	15%	0.45	0	0	10%	0.00	0	0	10%	0.10	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%	5%	0.15	0	0	10%	0.00	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	0.00	0	0	0
Det	4	130	0.0%	20%	1.60	2	260	115	0.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Det	5	140	0.0%	20%	1.60	2	280	119	0.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	30%	0.90	1	43	20%	0.00	0	0	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	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	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	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	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	0.00	0	0	0
				100%	8.00	8	932			100%	3.00	3	197	100%	0.00	0	0	100%	1.00	1	70
				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	140	196,280			Terrace	2	2	0	0.0040	Strategic Open Space						
Terrace	3			1,402	1,402	84	117,768			Terrace	3	1	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	392	562,128			Semi	3	4	0	0.0000	0.0000						
Semi	4			1,434	1,434	0	0			Semi	4	0	0	0.0000	0.0000						
Det	3			1,647	1,647	0	0			Det	3	0	0	0.0000	0.0000				Open Space Require	0.100	
Det	4			1,647	1,647	260	428,220			Det	4	2	0	0.0000	0.0000				Gross - Net	0.100	
Det	5			1,647	1,647	280	461,160			Det	5	2	0	0.0083	ha				Shortfall / Surplus	0.000	
Flat to5	1			1,612	1,612	43	69,155			Flat to5	1	1	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								
						1,199	1,834,711						Residents	0							
							1,530	£/m2													
				Summary					Construction			Saleable									
				Units	m2	Average	m2	Average													
				Market Housing	8	932	116.50	932	116.50												
				Aff - rented	3	197	65.63	193	64.33												
				Shared Ownership	0	0	70.00	0	70.00												
				First Homes	1	70	70.00	70	70.00												
					12	1,199		1,195													

Brownfield - 125 Urban Area				Rounded		Modelling		Area ha		Characteristics											
6	UNITS	125	Aff - rented	65%	% of Aff	28.4375	28	Density	65	units/ha	Total	2.747	Sub Area SWF								
	Affordable	35%	43.75	Shared Own	10%	4.38	4	Net:Gross	70%		Gross	2.747	ha	Green Br:Brown							
				First Homes	25%	% of Aff	10.9375	11			Net	1.923	ha	Use PDL							
						43.75	43														
			Market						Affordable for Rent			Shared Ownership			First Homes						
	Beds	m2	Circulation	81		Rounded	m2	m2	Circulation	28	Rounded	m2	4	Shared	Rounded	m2	11	First Homes	Rounded	m2	
Terrace	2	73	0.0%	25%	20.25	20	1,460	70	0.0%	15%	4.20	4	280	40%	1.60	2	140	40%	4.40	4	280
Terrace	3	86	0.0%	25%	20.25	20	1,720	84	0.0%	10%	2.80	3	252	25%	1.00	1	84	25%	2.75	3	252
Terrace	4	97	0.0%	10%	8.10	8	776	97	0.0%	10%	2.80	3	291	10%	0.40	0	0	10%	1.10	1	97
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%	12.15	13	1,274	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	8.10	8	848	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%	4.05	4	176	39	10.0%	30%	8.40	8	343	10%	0.40	1	43	10%	1.10	1	43
Flat to5	2	65	10.0%	10%	8.10	8	572	61	10.0%	20%	5.60	6	403	10%	0.40	0	0	10%	1.10	1	67
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%	15%	4.20	4	326	5%	0.20	0	0	5%	0.55	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
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%	81.00	81	6,826			100%	28.00	28	1,894	100%	4.00	4	267	100%	11.00	11	820
			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	2,160	3,028,320		Terrace	2	30	0	0	0.0040	Strategic Open Space							
Terrace	3		1,402	1,402	2,308	3,235,816		Terrace	3	27	0	0	0.0024	Natural Open Space							
Terrace	4		1,402	1,402	1,164	1,631,928		Terrace	4	12	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	1,274	1,826,916		Semi	3	13	0	0	0.0000	0.0000							
Semi	4		1,434	1,434	848	1,216,032		Semi	4	8	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	0.0083	ha							
Flat to5	1		1,612	1,612	605	975,260		Flat to5	1	14	0	0									
Flat to5	2		1,612	1,612	1,042	1,679,220		Flat to5	2	15	0	0									
Flat to5	3		1,612	1,612	407	656,084		Flat to5	3	5	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									
					9,808	14,249,576															
						1,453	£/m2														
								Residents			0										
													Summary								
													Units	Construction	Average	Saleable	Average				
													81	6,826	84.27	6,758	83.43				
													28	1,894	67.66	1,797	64.18				
													4	267	66.73	263	65.75				
													11	820	74.58	803	73.00				
													124	9,808		9,621					

Brownfield - 50 Urban Area				Rounded		Modelling		Area ha		Characteristics											
7	UNITS	50	Aff - rented	65% % of Aff	11.375	11	Density	65 units/ha	Total	0.962	Sub Area SWF										
	Affordable	35%	17.5 Shared Own	10%	1.75	2	Net:Gross	80%	Gross	0.962 ha	Green Br:Brown										
			First Homes	25% % of Aff	4.375	4			Net	0.769 ha	Use PDL										
					17.5	17															
				Market		Affordable for Rent		Shared Ownership		First Homes											
	Beds	m2	Circulation	33	Rounded	m2	m2	Circulation	11	Rounded	m2	2	Rounded	m2	4	Rounded	m2				
Terrace	2	73	0.0%	25%	8.25	8	584	70	0.0%	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	0.0%	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	0.0%	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	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	15%	4.95	5	490	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	3.30	4	424	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%	1.65	2	88	39	10.0%	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	10.0%	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	10.0%	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	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%	33.00	33	2,780			100%	11.00	11	747	100%	2.00	2	154	100%	4.00	4	294
				BCIS		Occupants		Population		ha per dwelling											
			Lower Q	Median	Used	m2		Beds	Count	per unit											
Terrace	2		1,402	1,402	1,004	1,407,608	Terrace	2	14	0	0.0019 Local Open Space										
Terrace	3		1,402	1,402	940	1,317,880	Terrace	3	11	0	0.0040 Strategic Open Space										
Terrace	4		1,402	1,402	388	543,976	Terrace	4	4	0	0.0024 Natural Open Space										
Semi	2		1,434	1,434	0	0	Terrace	4	4	0	0.0000 0.0000										
Semi	3		1,434	1,434	490	702,660	Semi	2	0	0	0.0000 0.0000										
Semi	4		1,434	1,434	424	608,016	Semi	3	5	0	0.0000 0.0000										
Det	3		1,647	1,647	0	0	Semi	4	4	0	0.0000 0.0000										
Det	4		1,647	1,647	0	0	Det	3	0	0	0.0000 0.0000										
Det	5		1,647	1,647	0	0	Det	4	0	0	0.0000 0.0000										
Flat to5	1		1,612	1,612	217	349,320	Det	5	0	0	0.0000 0.0000										
Flat to5	2		1,612	1,612	349	562,104	Flat to5	1	5	0	0.0083 ha										
Flat to5	3		1,612	1,612	163	262,434	Flat to5	2	5	0											
Flat 6+	1		1,906	1,906	0	0	Flat to5	3	2	0											
Flat 6+	2		1,906	1,906	0	0	Flat 6+	1	0	0											
Flat 6+	3		1,906	1,906	0	0	Flat 6+	2	0	0											
					3,974	5,753,998	Flat 6+	3	0	0											
						1,448 £/m2				Residents	0										
										Summary		Construction		Saleable							
										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							

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		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	Open Space Requir	0.208					
Det	4		1,647	1,647	0	0		Det	4	0	0	0	0.0000	0.0000	Gross - Net	0.096					
Det	5		1,647	1,647	0	0		Det	5	0	0	0	0.0083	ha	Shortfall / Surplus	-0.111					
Flat to5	1		1,612	1,612	130	209,238		Flat to5	1	3	0	0									
Flat to5	2		1,612	1,612	139	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									
												Units	Construction	Saleable							
												m2	Average	m2	Average						
												16	1,354	84.59	1,343	83.94					
												6	404	67.32	390	65.00					
												1	70	77.00	70	77.00					
												2	154	77.00	154	77.00					
												25	1,981		1,957						

Brownfield - 12 Urban Area						Rounded				Modelling		Area ha		Characteristics						
9	UNITS		12	Aff - rented	65% % of Aff	2.73	3	Density	65 units/ha	Total	0.185		Sub Area SWF							
	Affordable	35%		4.2 Shared Own	10%	0.42	0	Net:Gross	100%	Gross	0.185 ha		Green Br: Brown							
				First Homes	25% % of Aff	1.05	1			Net	0.185 ha		Use	PDL						
						4.2	4													
Market								Affordable for Rent			Shared Ownership			First Homes						
Beds	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	100%	0.00	0	0	100%	1.00	1	70	
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%	30%	2.40	2	162	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	40%	3.20	4	392	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	30%	2.40	2	212	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%	50%	1.50	2	86	0.00	0	0		0.00	0	0	
Flat to5	2	65	10.0%	0.00	0	0	61	10.0%	50%	1.50	1	67	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%	8.00	8	766		100%	3.00	3	153	100%	0.00	0	0	100%	1.00	1	70
BCIS				Lower Q	Median	Used	m2	Occupants				Population		ha per dwelling						
Terrace	2			1,402	1,402	70	98,140	Terrace	2	Count	1	per unit	0	0.0019	Local Open Space					
Terrace	3			1,402	1,402	0	0	Terrace	3		0	0	0.0040	Strategic Open Space						
Terrace	4			1,402	1,402	0	0	Terrace	4		0	0	0.0024	Natural Open Space						
Semi	2			1,434	1,434	162	232,308	Terrace	4		0	0	0.0000	0.0000						
Semi	3			1,434	1,434	392	562,128	Semi	2		2	0	0.0000	0.0000						
Semi	4			1,434	1,434	212	304,008	Semi	3		4	0	0.0000	0.0000						
Det	3			1,647	1,647	0	0	Semi	4		2	0	0.0000	0.0000						
Det	4			1,647	1,647	0	0	Det	3		0	0	0.0000	0.0000						
Det	5			1,647	1,647	0	0	Det	4		0	0	0.0000	0.0000						
Flat to5	1			1,612	1,612	86	138,310	Det	5		0	0	0.0000	0.0000						
Flat to5	2			1,612	1,612	67	108,165	Flat to5	1		2	0	0.0000	0.0000						
Flat to5	3			1,612	1,612	0	0	Flat to5	2		1	0	0.0000	0.0000						
Flat 6+	1			1,906	1,906	0	0	Flat to5	3		0	0	0.0000	0.0000						
Flat 6+	2			1,906	1,906	0	0	Flat 6+	1		0	0	0.0000	0.0000						
Flat 6+	3			1,906	1,906	0	0	Flat 6+	2		0	0	0.0000	0.0000						
						989	1,443,059				Residents		0							
														0.0083 ha						
								1,459 €/m2								Open Space Require		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	989		975															

Flatted BF 250		250		Aff - rented		65% % of Aff		Rounded		Modelling		Area ha		Characteristics							
10	UNITS	35%	87.5	Shared Own	10%	56.875	57	Density	80 units/ha	Total	4.464	Sub Area SWF									
	Affordable			First Homes	25% % of Aff	8.75	9	Net:Gross	70%	Gross	4.464 ha	Green Br:Brown									
						21.875	22			Net	3.125 ha	Use	PDL								
						87.5	88														
										Market		Affordable for Rent				Shared Ownership		First Homes			
	Beds	m2	Circulation	163		Rounded	m2	m2	Circulation	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%	5%	8.15	8	39	10.0%	35%	19.95	20	858	20%	1.80	2	86	20%	4.40	4	172	
Flat to5	2	65	10.0%	50%	81.50	82	61	10.0%	30%	17.10	17	1,141	45%	4.05	4	268	45%	9.90	10	671	
Flat to5	3	80	10.0%	45%	73.35	73	74	10.0%	35%	19.95	20	1,628	35%	3.15	3	244	35%	7.70	8	651	
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	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	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	0		
				100%	163.00	163	12,639		100%	57.00	57	3,627	100%	9.00	9	598	100%	22.00	22	1,494	
										Occupants		Population		ha per dwelling							
			BCIS							Beds	Count	per unit									
			Lower Q	Median	Used	m2								0.0019	Local Open Space						
Terrace	2			1,402	1,402	0				Terrace	2	0	0	0.0040	Strategic Open Space						
Terrace	3			1,402	1,402	0				Terrace	3	0	0	0.0024	Natural Open Space						
Terrace	4			1,402	1,402	0				Terrace	4	0	0	0.0000							
Semi	2			1,434	1,434	0				Semi	2	0	0	0.0000							
Semi	3			1,434	1,434	0				Semi	3	0	0	0.0000							
Semi	4			1,434	1,434	0				Semi	4	0	0	0.0000							
Det	3			1,647	1,647	0				Det	3	0	0	0.0000							
Det	4			1,647	1,647	0				Det	4	0	0	0.0000							
Det	5			1,647	1,647	0				Det	5	0	0	0.0000							
Flat to5	1			1,612	1,612	1,467	2,365,449			Flat to5	1	34	0	0							
Flat to5	2			1,612	1,612	7,943	12,804,277			Flat to5	2	113	0	0							
Flat to5	3			1,612	1,612	8,947	14,423,209			Flat to5	3	104	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							
						18,358	29,592,935														
							1,612	£/m2													
										Summary		Construction		Saleable							
										Units	m2	Average	m2	Average							
Market Housing				163	12,639	77.54	11,490	70.49													
Aff - rented				57	3,627	63.63	3,297	57.84													
Shared Ownership				9	598	66.49	544	60.44													
First Homes				22	1,494	67.90	1,358	61.73													
				251	18,358																

Flatted BF	250 HD	UNITS		250	Aff - rented	65% % of Aff	56.875	57	Modelling	160 units/ha	Area ha	1.953	Characteristics							
11	Affordable	35%	87.5	Shared Own	10%	8.75	9	Net:Gross	80%	Total	1.953 ha	Sub Area SWF								
				First Homes	25% % of Aff	21.875	22			Gross	1.563 ha	Green Br	Brown							
						87.5	88			Net		Use	PDL							
				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	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%	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%	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				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	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	0	0		Semi	3	0	0	0	0.0000	0.0000					
Semi	4			1,434	1,434	0	0		Semi	4	0	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	0	0		Flat to5	1	0	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	1,534	2,923,995		Flat 6+	1	34	0	0							
Flat 6+	2			1,906	1,906	8,229	15,685,236		Flat 6+	2	112	0	0							
Flat 6+	3			1,906	1,906	9,354	17,828,915		Flat 6+	3	104	0	0							
						19,118	36,438,146					Residents	0							
							1,906 £/m2													
				Summary				Construction				Saleable								
				Units	m2	Average	m2	Average	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		12		155		Aff - rented		65% % of Aff		Rounded		Modelling		Area ha		Characteristics													
UNITS		35%		54.25		Shared Own		10%		35.2625		Density		100 units/ha		Sub Area SWF													
Affordable										5.43		Net:Gross		80%		Green Brn Brown													
										13.5625				1.938		Use PDL													
										54.25				1.550 ha															
				Market		101		Rounded		m2		m2		Circulation		Affordable for Rent		Shared Ownership		First Homes									
		Beds		m2		Circulation		0.00		0		0		0		0.00		0		0									
Terrace	2	73	0.0%	0.00	0	0	70	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	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	0.00	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	0.00	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	0.00	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	0.00	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	0.00	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	0.00	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	0.00	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	0.00	0	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	0	39	15.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0								
Flat 6+	2	65	15.0%	0.00	0	0	0	61	15.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0								
Flat 6+	3	80	15.0%	0.00	0	0	0	74	15.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0								
				100%		101.00		101		7,827				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											
Terrace	2			1,402	1,402	0	0	1,402	1,402	0	0	0	0	0	0	0	0	0.0019	0.0019	Local Open Space									
Terrace	3			1,402	1,402	0	0	1,402	1,402	0	0	0	0	0	0	0	0	0.0040	0.0040	Strategic Open Space									
Terrace	4			1,402	1,402	0	0	1,402	1,402	0	0	0	0	0	0	0	0	0.0024	0.0024	Natural Open Space									
Semi	2			1,434	1,434	0	0	1,434	1,434	0	0	0	0	0	0	0	0	0.0000	0.0000										
Semi	3			1,434	1,434	0	0	1,434	1,434	0	0	0	0	0	0	0	0	0.0000	0.0000										
Semi	4			1,434	1,434	0	0	1,434	1,434	0	0	0	0	0	0	0	0	0.0000	0.0000										
Det	3			1,647	1,647	0	0	1,647	1,647	0	0	0	0	0	0	0	0	0.0000	0.0000	Open Space Requir	1.287								
Det	4			1,647	1,647	0	0	1,647	1,647	0	0	0	0	0	0	0	0	0.0000	0.0000	Gross - Net	0.388								
Det	5			1,647	1,647	0	0	1,647	1,647	0	0	0	0	0	0	0	0	0.0083	0.0083	Shortfall / Surplus	-0.899								
Flat to5	1			1,612	1,612	906	1,461,117	1,612	1,612	4,921	7,933,297	1,612	1,612	5,507	8,876,639	1,906	1,906	0	0	0	0								
Flat to5	2			1,612	1,612	906	1,461,117	1,612	1,612	4,921	7,933,297	1,612	1,612	5,507	8,876,639	1,906	1,906	0	0	0	0								
Flat to5	3			1,612	1,612	906	1,461,117	1,612	1,612	4,921	7,933,297	1,612	1,612	5,507	8,876,639	1,906	1,906	0	0	0	0								
Flat 6+	1			1,906	1,906	0	0	1,906	1,906	0	0	0	0	0	0	0	0	0.0000	0.0000										
Flat 6+	2			1,906	1,906	0	0	1,906	1,906	0	0	0	0	0	0	0	0	0.0000	0.0000										
Flat 6+	3			1,906	1,906	0	0	1,906	1,906	0	0	0	0	0	0	0	0	0.0000	0.0000										
						11,334		18,271,053		1,612 €/m2				Residents		0													
																Summary		Construction		Saleable									
																		Units		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		UNITS		155	Aff - rented		65%	% of Aff	35.2625	Rounded	Modelling		Area ha	Characteristics									
13		Affordable	35%	54.25	Shared Own	10%			5.43	5	Density	160 units/ha	Total	1.211	Sub Area SWF								
					First Homes	25%	% of Aff		13.5625	14	Net:Gross	80%	Gross	1.211 ha	Green Br: Brown								
									54.25	54			Net	0.969 ha	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		0.00	0	0		70	0.0%		0.00	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	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	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	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	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	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	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	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	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	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	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	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	
										Occupants			Population			ha per dwelling							
			BCIS	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		0.0019	Local Open Space					
Terrace	3			1,402	1,402	0	0				Terrace	3	0	0	0			Strategic Open Space					
Terrace	4			1,402	1,402	0	0				Terrace	4	0	0	0		0.0024	Natural Open Space					
Semi	2			1,434	1,434	0	0				Terrace	4	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0				Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0				Semi	4	0	0	0		0.0000	0.0000					
Det	3			1,647	1,647	0	0				Det	3	0	0	0		0.0000	0.0000			Open Space Require	0.667	
Det	4			1,647	1,647	0	0				Det	4	0	0	0		0.0000	0.0000			Gross - Net	0.242	
Det	5			1,647	1,647	0	0				Det	5	0	0	0		0.0000	0.0000			Shortfall / Surplus	-0.424	
Flat to5	1			1,612	1,612	0	0				Flat to5	1	0	0	0		0.0043	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	948	1,806,126				Flat 6+	1	21	0	0								
Flat 6+	2			1,906	1,906	5,145	9,806,561				Flat 6+	2	70	0	0								
Flat 6+	3			1,906	1,906	5,757	10,972,651				Flat 6+	3	64	0	0								
						11,850	22,585,338				Residents			0									
										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 75		UNITS		75	Aff - rented		65%	% of Aff	17.0625	17	Modelling	85	units/ha	Area ha	1.103	Characteristics								
14	Affordable	35%	26.25	Shared Own	10%				2.63	3	Net:Gross	80%	Total	1.103	ha	Sub Area SWF								
				First Homes	25% <td>% of Aff</td> <td></td> <td></td> <td>6.5625</td> <td>7</td> <td></td> <td></td> <td>Gross</td> <td>1.103</td> <td>ha</td> <td>Green Br:Brown</td>	% of Aff			6.5625	7			Gross	1.103	ha	Green Br:Brown								
									26.25	27			Net	0.882	ha	Use	PDL							
Market										Affordable for Rent			Shared Ownership			First Homes								
	Beds	m2	Circulation	48		Rounded		m2		m2	Circulation	17	Rounded	m2	3	Rounded	m2	7	Rounded	m2				
Terrace	2	73	0.0%		0.00	0		0		70	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				
Terrace	4	97	0.0%		0.00	0		0		97	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				
Semi	3	98	0.0%		0.00	0		0		93	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				
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%		0.00	0		0		115	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				
Flat to5	1	40	10.0%	5%	2.40	2		88		39	10.0%	35%	5.95	6	257	20%	0.60	1	43	20%	1.40	1	43	
Flat to5	2	65	10.0%	50%	24.00	24		1,716		61	10.0%	30%	5.10	5	336	45%	1.35	1	67	45%	3.15	4	268	
Flat to5	3	80	10.0%	45%	21.60	22		1,936		74	10.0%	35%	5.95	6	488	35%	1.05	1	81	35%	2.45	2	163	
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%	48.00	48		3,740				100%	17.00	17	1,081	100%	3.00	3	191	100%	7.00	7	474	
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	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	0		0		Semi	3	0	0	0		0.0000	0.0000							
Semi	4			1,434	1,434	0		0		Semi	4	0	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	431		695,094		Flat to5	1	10	0	0		0.0083	ha							
Flat to5	2			1,612	1,612	2,387		3,847,844		Flat to5	2	34	0	0										
Flat to5	3			1,612	1,612	2,669		4,301,783		Flat to5	3	31	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										
						5,487		8,844,722					Residents	0										
								1,612																
Summary										Construction			Saleable											
			Units	m2	Average	m2	Average																	
Market Housing			48	3,740	77.92	3,400	70.83																	
Aff - rented			17	1,081	63.61	983	57.82																	
Shared Ownership			3	191	63.80	174	58.00																	
First Homes			7	474	67.73	431	61.57																	
			75	5,487																				

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	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	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	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	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	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									
Terrace	2		1,402	1,402	0	0			Terrace	2	0	0	0	0.0019	Local Open Space					
Terrace	3		1,402	1,402	0	0			Terrace	3	0	0	0	0.0040	Strategic Open Space					
Terrace	4		1,402	1,402	0	0			Terrace	4	0	0	0	0.0024	Natural Open Space					
Semi	2		1,434	1,434	0	0			Semi	2	0	0	0	0.0000	0.0000					
Semi	3		1,434	1,434	0	0			Semi	3	0	0	0	0.0000	0.0000					
Semi	4		1,434	1,434	0	0			Semi	4	0	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	216	347,547			Flat to5	1	5	0	0	0.0083	ha					
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				12				Modelling				Area ha				Characteristics				
16	UNITS			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	Green Br: Brown						
				First Homes	25%	% of Aff	1.05	1				Net	0.160	Use	PDL					
							4.2	4												
				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	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	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	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	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	0	0	Terrace	2	0	0	0	0.0024	Strategic Open Space						
Terrace	3			1,402	1,402	0	0	Terrace	3	0	0	0	0.0000	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	0	0	Semi	2	0	0	0	0.0000	0.0000						
Semi	3			1,434	1,434	0	0	Semi	3	0	0	0	0.0000	0.0000						
Semi	4			1,434	1,434	0	0	Semi	4	0	0	0	0.0000	0.0000						
Det	3			1,647	1,647	0	0	Det	3	0	0	0	0.0000	0.0000	Open Space Requir	0.052				
Det	4			1,647	1,647	0	0	Det	4	0	0	0	0.0000	0.0000	Gross - Net	0.000				
Det	5			1,647	1,647	0	0	Det	5	0	0	0	0.0043	ha	Shortfall / Surplus	-0.052				
Flat to5	1			1,612	1,612	0	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	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								
						906	1,461,117					Residents	0							
							1,612	£/m2												
				Summary				Construction				Saleable								
				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 GF 9				Rounded				Modelling				Area ha		Characteristics						
17	UNITS	9	Aff - rented	65%	% of Aff	0	0	Density	30	units/ha	Total	0.300	Sub Area SWF							
	Affordable	0%	0 Shared Own	10%		0.00	0	Net:Gross	100%		Gross	0.300	Green Br:Green							
			First Homes	25%	% of Aff	0	0				Net	0.300	Use	Paddock						
						0	0													
				Market				Affordable for Rent				Shared Ownership				First Homes				
	Beds	m2	Circulation	9	Rounded	m2		m2	Circulation	0	Rounded	m2	0	Shared	Rounded	m2	0	First Homes	Rounded	m2
Terrace	2	73	0.0%		0.00	0		70	0.0%		0.00	0		0.00	0		0.00	0		0
Terrace	3	86	0.0%		0.00	0		84	0.0%		0.00	0		0.00	0		0.00	0		0
Terrace	4	97	0.0%		0.00	0		97	0.0%		0.00	0		0.00	0		0.00	0		0
Semi	2	81	0.0%		0.00	0		79	0.0%		0.00	0		0.00	0		0.00	0		0
Semi	3	98	0.0%	67%	6.03	6	588	93	0.0%		0.00	0		0.00	0		0.00	0		0
Semi	4	106	0.0%		0.00	0		106	0.0%		0.00	0		0.00	0		0.00	0		0
Det	3	120	0.0%		0.00	0		102	0.0%		0.00	0		0.00	0		0.00	0		0
Det	4	130	0.0%	22%	1.98	2	260	115	0.0%		0.00	0		0.00	0		0.00	0		0
Det	5	140	0.0%	11%	0.99	1	140	119	0.0%		0.00	0		0.00	0		0.00	0		0
Flat to5	1	40	10.0%		0.00	0		39	10.0%	40%	0.00	0		0.00	0		0.00	0		0
Flat to5	2	65	10.0%		0.00	0		61	10.0%	40%	0.00	0	100%	0.00	0	100%	0.00	0		0
Flat to5	3	80	10.0%		0.00	0		74	10.0%	20%	0.00	0		0.00	0		0.00	0		0
Flat 6+	1	40	15.0%		0.00	0		39	15.0%		0.00	0		0.00	0		0.00	0		0
Flat 6+	2	65	15.0%		0.00	0		61	15.0%		0.00	0		0.00	0		0.00	0		0
Flat 6+	3	80	15.0%		0.00	0		74	15.0%		0.00	0		0.00	0		0.00	0		0
				100%	9.00	9	988			100%	0.00	0		100%	0.00	0		100%	0.00	0
				BCIS				Occupants				Population				ha per dwelling				
			Lower Q	Median	Used	m2		Beds	Count		per unit									
Terrace	2			1,402	1,402	0		Terrace	2	0	0	0								
Terrace	3			1,402	1,402	0		Terrace	3	0	0	0								
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	588	843,192	Semi	3	6	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			Open Space Requir	0.022	
Det	4			1,647	1,647	260	428,220	Det	4	2	0	0		0.0000	0.0000			Gross - Net	0.000	
Det	5			1,647	1,647	140	230,580	Det	5	1	0	0		0.0000	0.0000			Shortfall / Surplus	-0.022	
Flat to5	1			1,612	1,612	0		Flat to5	1	0	0	0		0.0024	ha					
Flat to5	2			1,612	1,612	0		Flat to5	2	0	0	0								
Flat to5	3			1,612	1,612	0		Flat to5	3	0	0	0								
Flat 6+	1			1,906	1,906	0		Flat 6+	1	0	0	0								
Flat 6+	2			1,906	1,906	0		Flat 6+	2	0	0	0								
Flat 6+	3			1,906	1,906	0		Flat 6+	3	0	0	0								
						988	1,501,992													
							1,520	£/m2												
				Summary				Construction				Saleable								
				Units	m2	Average		m2	Average											
Market Housing				9	988	109.78		988	109.78											
Aff - rented				0	0	109.78		0	109.78											
Shared Ownership				0	0	109.78		0	109.78											
First Homes				0	0	109.78		0	109.78											
				9	988															

Small GF - 4				Rounded				Modelling				Area ha				Characteristics				
18	UNITS	4	Aff - rented	65%	% of Aff	0	0	Density	30	units/ha	Total	0.133	Sub Area	SWF						
	Affordable	0%	0 Shared Own	10%		0.00	0	Net:Gross	100%		Gross	0.133	ha	Green Br	Green					
			First Homes	25%	% of Aff	0	0				Net	0.133	ha	Use	Paddock					
						0	0													
			Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	4	Rounded	m2	m2	Circulation	0	Rounded	m2	0	Rounded	m2	0	Rounded	m2	0		
	Terrace	2	73	0.0%	0.00	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	84	0.0%	0.00	0	0	0.00	0	0	0.00	0	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	0		
	Semi	2	81	0.0%	0.00	0	79	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0		
	Semi	3	98	0.0%	50%	2.00	2	196	0.00	0	0	0.00	0	0	0.00	0	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	0		
	Det	3	120	0.0%	0.00	0	102	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0		
	Det	4	130	0.0%	25%	1.00	1	130	0.00	0	0	0.00	0	0	0.00	0	0	0		
	Det	5	140	0.0%	25%	1.00	1	140	0.00	0	0	0.00	0	0	0.00	0	0	0		
	Flat to5	1	40	10.0%	0.00	0	39	10.0%	35%	0.00	0	0	0.00	0	0	0.00	0	0		
	Flat to5	2	65	10.0%	0.00	0	61	10.0%	50%	0.00	0	0	100%	0.00	0	100%	0.00	0		
	Flat to5	3	80	10.0%	0.00	0	74	10.0%	15%	0.00	0	0	0.00	0	0	0.00	0	0		
	Flat 6+	1	40	15.0%	0.00	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	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	74	15.0%	0.00	0	0	0.00	0	0	0.00	0	0	0		
					100%	4.00	4	466	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	
			BCIS						Occupants				Population				ha per dwelling			
			Lower Q	Median	Used	m2		Beds	Count	per unit			Local Open Space							
	Terrace	2		1,402	1,402	0		Terrace	2	0	0		Strategic Open Space							
	Terrace	3		1,402	1,402	0		Terrace	3	0	0	0.0024	Natural Open Space							
	Terrace	4		1,402	1,402	0		Terrace	4	0	0	0.0000	0.0000							
	Semi	2		1,434	1,434	0		Semi	2	0	0	0.0000	0.0000							
	Semi	3		1,434	1,434	196	281,064	Semi	3	2	0	0.0000	0.0000							
	Semi	4		1,434	1,434	0		Semi	4	0	0	0.0000	0.0000							
	Det	3		1,647	1,647	0		Det	3	0	0	0.0000	0.0000							
	Det	4		1,647	1,647	130	214,110	Det	4	1	0	0.0024	ha							
	Det	5		1,647	1,647	140	230,580	Det	5	1	0									
	Flat to5	1		1,612	1,612	0		Flat to5	1	0	0									
	Flat to5	2		1,612	1,612	0		Flat to5	2	0	0									
	Flat to5	3		1,612	1,612	0		Flat to5	3	0	0									
	Flat 6+	1		1,906	1,906	0		Flat 6+	1	0	0									
	Flat 6+	2		1,906	1,906	0		Flat 6+	2	0	0									
	Flat 6+	3		1,906	1,906	0		Flat 6+	3	0	0									
						466	725,754				Residents	0								
							1,557	£/m2												
													Summary							
												Units	Construction	Saleable						
												m2	Average	m2	Average					
												4	466	116.50	466	116.50				
												0	0	116.50	0	116.50				
												0	0	116.50	0	116.50				
												0	0	116.50	0	116.50				
												4	466		466					

Small Brown - 9				Modelling				Area ha		Characteristics							
20	UNITS	9	Aff - rented	65%	% of Aff	0	0	Density	45	units/ha	Total	0.222	Sub Area SWF				
	Affordable	0%	0 Shared Own	10%		0.00	0	Net:Gross	100%		Gross	0.200	ha	Green Br: Brown			
			First Homes	25%	% of Aff	0	0				Net	0.200	ha	Use PDL			
						0	0										
Market				Affordable for Rent				Shared Ownership				First Homes					
	Beds	m2	Circulation	9	Rounded	m2	m2	Circulation	0	Rounded	m2	0	Rounded	m2	0	Rounded	m2
Terrace	2	73	0.0%	23%	2.07	2	146	70	0.0%	0.00	0	0	0.00	0	0	0.00	0
Terrace	3	86	0.0%	54%	4.86	5	430	84	0.0%	0.00	0	0	0.00	0	0	0.00	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	0.00	0	0	0.00	0	0	0.00	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%	0.00	0	0	0.00	0	0	0.00	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%	0.00	0	0	0.00	0	0	0.00	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%	0.00	0	0	0.00	0	0	0.00	0
Det	3	120	0.0%		0.00	0	0	102	0.0%	0.00	0	0	0.00	0	0	0.00	0
Det	4	130	0.0%		0.00	0	0	115	0.0%	0.00	0	0	0.00	0	0	0.00	0
Det	5	140	0.0%		0.00	0	0	119	0.0%	0.00	0	0	0.00	0	0	0.00	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	0.00	0	0	0.00	0	0.00	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	30%	0.00	0	0	100%	0.00	0	0
Flat to5	3	80	10.0%	23%	2.07	2	176	74	10.0%	20%	0.00	0	0	0.00	0	0.00	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0	0.00	0	0.00	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0	0.00	0	0.00	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0	0.00	0	0.00	0
				100%	9.00	9	752			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						
Terrace	2			1,402	1,402	146	204,692	Terrace	2	2	0	0					
Terrace	3			1,402	1,402	430	602,860	Terrace	3	5	0	0					
Terrace	4			1,402	1,402	0	0	Terrace	4	0	0	0	0.0024				
Semi	2			1,434	1,434	0	0	Terrace	4	0	0	0	0.0000				
Semi	3			1,434	1,434	0	0	Semi	2	0	0	0	0.0000				
Semi	4			1,434	1,434	0	0	Semi	3	0	0	0	0.0000				
Det	3			1,647	1,647	0	0	Semi	4	0	0	0	0.0000				
Det	4			1,647	1,647	0	0	Det	3	0	0	0	0.0000				
Det	5			1,647	1,647	0	0	Det	4	0	0	0	0.0000				
Flat to5	1			1,612	1,612	0	0	Det	5	0	0	0	0.0024	ha			
Flat to5	2			1,612	1,612	0	0	Flat to5	1	0	0	0					
Flat to5	3			1,612	1,612	176	283,712	Flat to5	2	0	0	0					
Flat 6+	1			1,906	1,906	0	0	Flat to5	3	2	0	0					
Flat 6+	2			1,906	1,906	0	0	Flat 6+	1	0	0	0					
Flat 6+	3			1,906	1,906	0	0	Flat 6+	2	0	0	0					
						752	1,091,264	Flat 6+	3	0	0	0					
							1,451	£/m2									
				Summary				Construction				Saleable					
									Units	m2	Average	m2	Average				
									Market Housing	9	752	83.56	736	81.78			
									Aff - rented	0	0	83.56	0	81.78			
									Shared Ownership	0	0	83.56	0	81.78			
									First Homes	0	0	83.56	0	81.78			
										9	752		736				

Small Brown - 6				Modelling				Area ha		Characteristics										
21	UNITS	6	Aff - rented	65%	% of Aff	Rounded	Density	45	units/ha	Total	0.167	Sub Area SWF								
	Affordable	0%	0 Shared Own	10%		0.00	Net:Gross	80%		Gross	0.167	ha	Green Br	Brown						
			First Homes	25%	% of Aff	0				Net	0.133	ha	Use	PDL						
						0														
				Market				Affordable for Rent				Shared Ownership				First Homes				
	Beds	m2	Circulation	6	Rounded	m2		m2	Circulation	0	Rounded	m2	0	Shared	Rounded	m2	0	First Homes	Rounded	m2
Terrace	2	73	0.0%	33%	1.98	2	146	70	0.0%	0	0	0	0	0.00	0	0	0	0.00	0	0
Terrace	3	86	0.0%	67%	4.02	4	344	84	0.0%	0	0	0	0	0.00	0	0	0	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	0	0	0	0	0.00	0	0	0	0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%	0	0	0	0	0.00	0	0	0	0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%	0	0	0	0	0.00	0	0	0	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%	0	0	0	0	0.00	0	0	0	0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%	0	0	0	0	0.00	0	0	0	0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%	0	0	0	0	0.00	0	0	0	0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%	0	0	0	0	0.00	0	0	0	0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	0.00	0	0	0.00	0	0	0	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	30%	0.00	0	0	100%	0.00	0	0	100%	0.00	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%	20%	0.00	0	0	0.00	0	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	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%	6.00	6	490			100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0
				BCIS				Occupants				Population				ha per dwelling				
			Lower Q	Median	Used	m2			Beds	Count	per unit			Local Open Space						
Terrace	2			1,402	1,402	146	204,692	Terrace	2	2	0	0		Strategic Open Space						
Terrace	3			1,402	1,402	344	482,288	Terrace	3	4	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	0	0	Semi	2	0	0	0		0.0000	0.0000					
Semi	3			1,434	1,434	0	0	Semi	3	0	0	0		0.0000	0.0000					
Semi	4			1,434	1,434	0	0	Semi	4	0	0	0		0.0000	0.0000					
Det	3			1,647	1,647	0	0	Det	3	0	0	0		0.0000	0.0000				Open Space Requir	0.014
Det	4			1,647	1,647	0	0	Det	4	0	0	0		0.0000	0.0000				Gross - Net	0.033
Det	5			1,647	1,647	0	0	Det	5	0	0	0		0.0024	ha				Shortfall / Surplus	0.019
Flat to5	1			1,612	1,612	0	0	Flat to5	1	0	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								
						490	686,980													
							1,402	£/m2												
				Summary				Construction				Saleable								
									Units	m2	Average	m2	Average							
Market Housing									6	490	81.67	490	81.67							
Aff - rented									0	0	81.67	0	81.67							
Shared Ownership									0	0	81.67	0	81.67							
First Homes									0	0	81.67	0	81.67							
									6	490		490								

Brown Plot				Rounded				Modelling				Area ha				Characteristics			
22	UNITS		1	Aff - rented	65%	% of Aff	0	0	Density	30	units/ha	Total	0.033	Sub Area SWF					
	Affordable		0%	0 Shared Own	10%		0.00	0	Net:Gross	100%		Gross	0.033	ha	Green Br	Brown			
				First Homes	25%	% of Aff	0	0				Net	0.033	ha	Use	PDL			
							0	0											
				Market				Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	1	Rounded	m2	m2	Circulation	0	Rounded	m2	0	Shared	Rounded	m2	0	First Homes	Rounded	m2
Terrace	2	73	0.0%		0.00	0	70	0.0%		0.00	0		0.00	0			0.00	0	0
Terrace	3	86	0.0%		0.00	0	84	0.0%		0.00	0		0.00	0			0.00	0	0
Terrace	4	97	0.0%		0.00	0	97	0.0%		0.00	0		0.00	0			0.00	0	0
Semi	2	81	0.0%		0.00	0	79	0.0%		0.00	0		0.00	0			0.00	0	0
Semi	3	98	0.0%		0.00	0	93	0.0%		0.00	0		0.00	0			0.00	0	0
Semi	4	106	0.0%		0.00	0	106	0.0%		0.00	0		0.00	0			0.00	0	0
Det	3	120	0.0%		0.00	0	102	0.0%		0.00	0		0.00	0			0.00	0	0
Det	4	130	0.0%	100%	1.00	1	115	0.0%		0.00	0		0.00	0			0.00	0	0
Det	5	140	0.0%		0.00	0	119	0.0%		0.00	0		0.00	0			0.00	0	0
Flat to5	1	40	10.0%		0.00	0	39	10.0%	50%	0.00	0		0.00	0			0.00	0	0
Flat to5	2	65	10.0%		0.00	0	61	10.0%	30%	0.00	0	100%	0.00	0	100%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	74	10.0%	20%	0.00	0		0.00	0			0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	39	15.0%		0.00	0		0.00	0			0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	61	15.0%		0.00	0		0.00	0			0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	74	15.0%		0.00	0		0.00	0			0.00	0	0
				100%	1.00	1	130		100%	0.00	0	100%	0.00	0	100%	0.00	0	0	0
				BCIS				Occupants				Population				ha per dwelling			
				Lower Q	Median	Used	m2		Beds	Count	per unit			Local Open Space					
Terrace	2				1,402	1,402	0		Terrace	2	0	0		Strategic Open Space					
Terrace	3				1,402	1,402	0		Terrace	3	0	0		0.0024	Natural Open Space				
Terrace	4				1,402	1,402	0		Terrace	4	0	0		0.0000					
Semi	2				1,434	1,434	0		Semi	2	0	0		0.0000					
Semi	3				1,434	1,434	0		Semi	3	0	0		0.0000					
Semi	4				1,434	1,434	0		Semi	4	0	0		0.0000					
Det	3				1,647	1,647	0		Det	3	0	0		0.0000			Open Space Requir	0.002	
Det	4				1,647	1,647	130	214,110	Det	4	1	0		0.0000			Gross - Net	0.000	
Det	5				1,647	1,647	0		Det	5	0	0		0.0024	ha		Shortfall / Surplus	-0.002	
Flat to5	1				1,612	1,612	0		Flat to5	1	0	0							
Flat to5	2				1,612	1,612	0		Flat to5	2	0	0							
Flat to5	3				1,612	1,612	0		Flat to5	3	0	0							
Flat 6+	1				1,906	1,906	0		Flat 6+	1	0	0							
Flat 6+	2				1,906	1,906	0		Flat 6+	2	0	0							
Flat 6+	3				1,906	1,906	0		Flat 6+	3	0	0							
							130	214,110											
								1,647 £/m2											
								Residents				Summary							
														Units	Construction	Average	Saleable	m2	Average
														1	130	130.00	130	130.00	
														0	0	130.00	0	130.00	
														0	0	130.00	0	130.00	
														0	0	130.00	0	130.00	
														1	130			130	

Site 2 Large Of 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	6,224
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
	Social Rent				0	0	0
	Shared Ownership				0	0	0
SITE AREA - Net	2,957 ha			35	h/a		
SITE AREA - Gross	3,022 ha			35	h/a	33,043,960	8,740

Seller per Quarter	0
Unit/Built Time	3 Quarters

Whole Site	ParishMET	ParishBODS
Residual Land Value	3,259,455	1,241,915
Location Value	102,041	15,000
Uplift	0	0
Plot/ha	800,000	500,000
Baseline Land Value	2,142,157	525,915
Additional Profit	2,551,165	470

DEVELOPMENT COSTS

LAND	Unit	Total
Land	£/m2	2,645,745
Stamp Duty		164,788
Excavation etc.		53,187
Level/Requisition		30,000
Planning Fee		753,911
CONSTRUCTION		
Build Cost		15,837,282
PM/FC/LHT		2,490,466
Contingency		380,458
FINANCE		
Finance Fee		109,000
Interest		18,245,261
Level and Valuation		0
SALES		
Agent		991,319
Lease		165,220
Misc.		0
Developer Profit		4,671,538
Market Housing		749,912
Affordable Housing		749,912
First Home		371,714

Planning Fee Calc

Category	Rate	Value
Planning Fee	100	753,911
Per m2	402	23,000
Per m2 over 50	130	4,000
Total		30,000

Build Cost

Category	Rate	Value
002 Plur	3.00%	1,415,623
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
BNG	0.10%	1,775.74

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
UNIT'S STARTED	Q1	Q2	Q3	Q4	Q1	Q2
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
EXPENDITURE						
Stamp Duty	164,788	0	0	0	0	0
Excavation etc.	53,187	0	0	0	0	0
Level/Requisition	30,000	0	0	0	0	0
Planning Fee	753,911	0	0	0	0	0
Build Cost - BOIS Bar	210,740	0	0	0	0	0
PM/FC/LHT	1,160,465	33,000	30,000	30,000	30,000	30,000
Contingency	0	7,769	20,717	36,284	44,632	46,432
Abandonment	0	2,150	5,935	10,723	12,353	12,000
Finance Fee	0	0	0	59,479	99,332	110,959
Level and Valuation	0	0	0	9,932	110,959	110,959
Agent	0	0	0	9,932	19,224	19,224
Lease	0	0	0	9,932	19,224	19,224
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	1,093,784	1,148,465	1,107,588	943,199	1,459,532	2,084,279
Far Residual Value	3,045,745					
Land Interest	85,304	109,462	131,464	151,615	189,407	224,463
Market Housing						
Affordable Rent						
First Home						
Cash Flow	-4,549,555	-1,245,769	-1,216,170	-1,074,436	-1,302,192	-2,189,636
Opening Balance	-4,549,555	-5,795,324	-7,011,494	-8,034,180	-8,833,341	-9,422,977

CASH FLOW FOR CIL ADDITIONAL PROFIT

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Av Allow	Q1	Q2	Q3	Q4	Q1	Q2
Stamp Duty	164,788	0	0	0	0	0
Excavation etc.	53,187	0	0	0	0	0
Level/Requisition	30,000	0	0	0	0	0
Planning Fee	753,911	0	0	0	0	0
Build Cost - BOIS Bar	210,740	0	0	0	0	0
POTENTIAL CIL	-407,400	33,000	30,000	30,000	30,000	30,000
Contingency	0	7,769	20,717	36,284	44,632	46,432
Abandonment	0	2,150	5,935	10,723	12,353	12,000
Finance Fee	0	0	0	59,479	99,332	110,959
Level and Valuation	0	0	0	9,932	110,959	110,959
Agent	0	0	0	9,932	19,224	19,224
Lease	0	0	0	9,932	19,224	19,224
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	2,452,054	1,107,588	1,043,492	2,219,444	2,944,341	2,195,693
Far CIL calculation						
Land Interest	49,726	59,459	72,374	101,921	149,238	196,094
Market Housing						
Affordable Rent						
First Home						
Cash Flow	-2,452,054	-49,726	-1,051,164	-1,675,126	-2,315,725	-2,789,324
Opening Balance	-2,452,054	-2,701,780	-3,752,944	-5,428,070	-8,243,395	-11,032,719

Site 4 Medium GF - 28 urban edge																																																						
INCOME	Av Size	m2	Number	Price	GDT	GIA																																																
	Grav	Nat	20	4,300	5,203,000	1,214																																																
Market Housing	93.4	93.00	65.00%	13																																																		
Affordable Overall	43.0	42.20	22.75%	7	2,345	645,370	294																																															
Affordable Rent	43.0	42.20	0.00%	0	2,150	0																																																
Social Rent	79.0	79.00	2.50%	1	2,000	94,493	16																																															
Share Ownership	79.0	79.00	0.75%	2	3,000	416,133	128																																															
Grant and Subsidy	Affordable Rent				0	0																																																
	Social Rent				0	0																																																
	Share Ownership				0	0																																																
SITE AREA - Net	0.647 ha		20	ha		6,454,994	1,693																																															
SITE AREA - Gross	0.932 ha		24	ha																																																		
Developer Quarter	0																																																					
Unit/Built Time	3	Quarters																																																				
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					€/m2	€	m2																																																																																																										
Market Housing	Group	116.5	116.50	65.00%	2	4,300	3,007,400	900																																																																																																									
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Affordable Rent	55.6	44.23	22.75%	4.2	2,345	416,345	174																																																																																																										
Social Rent	55.6	44.23	0.00%	2	2,150	0	0																																																																																																										
Shared Ownership	70.0	70.00	3.50%	0	3,000	88,404	24																																																																																																										
First Home	70.0	70.00	0.75%	1	3,000	221,235	74																																																																																																										
Grant and Subsidy	Affordable Rent					0	0																																																																																																										
	Social Rent					0	0																																																																																																										
	Shared Ownership					0	0																																																																																																										
SITE AREA - Net	0.400 ha			30	h-a	4,432,594	1,191																																																																																																										
SITE AREA - Gross	0.500 ha			24	ha																																																																																																												
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Site 5 **Bransfield - 425 Urban Area**

INCOME	Av Size m2	X	Number	Price €/m2	GDP €	GIA m2	
Market Housing	Group	Net	65.00%	15	4,500	30,000,000	6,347
Affordable Overall	67.7	64.10	22.75%	25	2,475	4,517,663	1,504
Affordable Rent	67.7	64.10	0.00%	0	2,250	0	0
Shared Ownership	66.7	68.70	3.00%	4	3,150	946,177	242
First Home	74.6	73.00	0.75%	11	3,024	2,416,293	636
Grant or Subsidy	Affordable Rent				0	0	0
	Shared Ownership				0	0	0
					0	0	0
SITAREA - Net	1,923 ha		15	PL			
SITAREA - Gross	2,247 ha		61	PL			
Salary/Bonus	0						
Main Build Time	3 Quarters						

Residual Land Value	Whole Site	PerkNET	ParkGEOS
Residual Land Value	3,624,374	1,419,457	1,222,281
Leasehold Value	3,021,970		1,000,000
Uplift	604,754		220,000
Flr/A	0		0
Residual Land Value	3,624,374		1,222,281
Additional Profit	1,665,972		707

DEVELOPMENT COSTS		Unit or m2	Total
LAND	Land		174,217
	Stamp Duty		3,484,374
	Excess M.C.s		0
	Leasehold Premium	1,500	54,915
FEAR	Planning	0.00%	33,480
	Professional		1,790,247
CONSTRUCTION	Build Cost	1,746	17,240,830
	PM/ FOL/FIT		3,335,240
	Contingency	5.00%	962,175
	Abandon	0	0
FINANCE	FEAR	0%	0
	Interest	7.50%	0
	Legal and Fabrication	0	0
SALES	Agent	3.00%	1,054,330
	Lease	0.50%	95,722
	PLG	0.00%	0
Developer Profit	Market Housing	17.00%	5,338,339
	Affordable Housing	17.50%	945,897
	First Home	17.50%	422,451

Planning fee calc	Group	Rate	Value
Market Housing	15	0.00%	0
Affordable Overall	25	0.00%	0
Affordable Rent	0	0.00%	0
Shared Ownership	4	0.00%	0
First Home	11	0.00%	0
Total			0

Build Cost	Unit	Rate	Value
O22 Plur	2	3.00%	40.50
Acc R Adj	3	0.00%	0.00
Water	2	0.00%	0.00
Over Extra1	2	0.00%	0.00
Over Extra2	2	0.00%	0.00
Small Site	1	0.00%	0.00
Site Costs	Bare	15.00%	1,511.27
	BNG	0.50%	32.14
Total			1,745.92

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Market Housing	0	0	0	0	0	0
Affordable Overall	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Grant or Subsidy	0	0	0	0	0	0
INCOME	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Excess M.C.s	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 - BOS Base	0	0	0	0	0	0
PM/ FOL/FIT	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abandon	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
Lease	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	0	0	0	0	0	0
Farmland Retention	0	0	0	0	0	0
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 Home	0	0	0	0	0	0
Cash Flow	-4,711,446	-1,243,495	-1,340,144	-1,097,333	-1,793,237	-2,184,448
Operating Balance	-4,711,446	-1,243,495	-1,340,144	-1,097,333	-1,793,237	-2,184,448
Overall Balance	-4,711,446	-6,951,140	-7,450,324	-8,046,432	-10,296,000	-12,824,561

CASH FLOW FOR OIL ADDITIONAL PROFIT

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Market Housing	0	0	0	0	0	0
Affordable Overall	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Grant or Subsidy	0	0	0	0	0	0
INCOME	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Excess M.C.s	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 - BOS Base	0	0	0	0	0	0
POTENTIAL OIL	-400,144	0	0	0	0	0
Farmland Retention	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Abandon	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
Lease	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	-4,711,446	-1,243,495	-1,340,144	-1,097,333	-1,793,237	-2,184,448
Farmland Retention	0	0	0	0	0	0
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 Home	0	0	0	0	0	0
Cash Flow	-4,711,446	-1,243,495	-1,340,144	-1,097,333	-1,793,237	-2,184,448
Operating Balance	-4,711,446	-6,951,140	-7,450,324	-8,046,432	-10,296,000	-12,824,561
Overall Balance	-4,711,446	-6,951,140	-7,450,324	-8,046,432	-10,296,000	-12,824,561

Site 7 Braemarfield - SR Urban Area										
INCOME	Av Area	m2	%	Number	Price €/m2	GDV €	GIA m2			
Market Housing	Group	Net	65.00%	33	4,300	12,195,344	3,737			
Affordable Overall			75%	175						
Affordable Rent			22.75%	181	2,478	1,152,039	772			
Social Rent			0.00%	0	0	0	0			
Shared Ownership			3.95%	2	3,150	424,443	136			
Flirt Home			0.75%	4	3,100	996,953	322			
Grant and Subsidy	Affordable Rent				0	0				
	Social Rent				0	0				
	Shared Ownership				0	0				
SITE AREA - Net	0.764	ha	15	ha	15	15,429,317	3,944			
SITE AREA - Gross	0.182	ha	32	ha	32					
Surface Developer	0									
Start/Build Time	3	Quarters								
DEVELOPMENT COSTS										
LARD	Level	€/m2	Total							
Stamp Duty	64,011		64,011							
Earthworks etc.	0		0							
Land Acquisition	23,892		23,892							
Planning Fee	351,469		351,469							
Professional	23,900		23,900							
Build Cost - BOD Base	1,379,723		1,379,723							
POTENTIAL OIL	158,000		158,000							
Contingency	49,991		49,991							
Abandon	24,999		24,999							
Finance Fee	0		0							
Land and Valuation	0		0							
Abandon	0		0							
Level	0		0							
Misc	0		0							
COSTS BEFORE LAND INT AND PROFIT	1,979,224	518,238	923,367	1,125,787	1,438,656	1,638,656	1,795,784	1,833,886	189,889	189,889
Far Residential Valuation	1,979,224	518,238	923,367	1,125,787	1,438,656	1,638,656	1,795,784	1,833,886	189,889	189,889
Developer Return	Interest									
Market Housing	31,310		48,741	64,938	89,202	122,639	165,602	193,364	59,627	5,112
Affordable for Rent										
Flirt Home										
Cash Flow	-2,492,382	-956,581	-970,115	-1,926,235	-1,777,497	-1,811,335	-1,832,687	-1,796,793	-2,211,892	-2,495,042
Overhead Expenses										
Output Balance	-2,492,382	-956,581	-970,115	-1,926,235	-1,777,497	-1,811,335	-1,832,687	-1,796,793	-2,211,892	-2,495,042
CASH FLOW FOR OIL ADDITIONAL PROFIT										
INCOME	Av Area	m2	%	Number	Price €/m2	GDV €	GIA m2			
Land	124,231									
Stamp Duty	92,942									
Earthworks etc.	0									
Land Acquisition	19,038									
Planning Fee	23,900									
Professional	351,469									
Build Cost - BOD Base	1,379,723									
POTENTIAL OIL	158,000									
Contingency	49,991									
Abandon	24,999									
Finance Fee	0									
Land and Valuation	0									
Abandon	0									
Level	0									
Misc	0									
COSTS BEFORE LAND INT AND PROFIT	2,473,492	0	0	0	0	923,367	1,125,787	1,438,656	1,638,656	1,795,784
Far Oil calculation	Interest									
Market Housing	46,479		47,351	64,938	89,202	122,639	165,602	193,364	59,627	5,112
Affordable for Rent										
Flirt Home										
Cash Flow	-2,473,492	-46,479	-966,710	-1,820,247	-1,676,334	-1,711,233	-1,732,687	-1,796,793	-2,211,892	-2,495,042
Overhead Expenses										
Output Balance	-2,473,492	-46,479	-966,710	-1,820,247	-1,676,334	-1,711,233	-1,732,687	-1,796,793	-2,211,892	-2,495,042

Site # Brunzfield - 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	1,379
Affordable Overall	47.3	65.00%	22.75%	6	2,475	944,977	343
Social Rent	47.3	65.00%	0.00%	0	2,350	0	0
Shared Ownership	77.8	77.00%	2.88%	1	3,150	252,231	47
First Mover	77.8	77.00%	0.78%	2	3,495	514,449	163
Grant and Subsidy	Affordable Rent				0	0	0
	Social Rent				0	0	0
	Shared Ownership				0	0	0
SITE AREA - Net	0.318 ha		15	1/4	7,179,747	1,993	
SITE AREA - Gross	0.532 ha		25	1/4			

Development Costs	Whole Site	Parkway	Parkway	Parkway
Baseline Land Value	171,000	2,245,745	1,071,715	
Location Cost	45,000		150,000	
Upfit	150,245		220,000	
Baseline Land Value	711,522	1,324,882		
Additional Profit	327,455	749		

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	1,555,249	1,555,249	1,555,249	1,555,249	1,555,249	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE	33,071	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	235,242	252,348	455,445	555,148	837,282	837,282	891,749	612,644	333,552	54,459	54,459	0	0	0	0	0	0	0	0	0	0	0	0	0	
Far Residential Value	871,425																								
Developer Return		20,750	25,071	34,918	46,939	62,691	79,474	69,590	52,960	39,915	2,977	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cash Flow	-1,005,643	-233,100	-402,815	-593,106	-835,320	-999,853	-814,736	-874,795	-1,070,240	-1,471,325	-1,493,914	0	0	0	0	0	0	0	0	0	0	0	0	-1,345,456	
Overhead Balance	-1,005,643	-1,239,379	-1,814,794	-2,459,400	-3,239,720	-4,230,663	-5,453,817	-7,029,074	-9,100,318	-11,761	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	0

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	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME	0	0	0	0	0	0	1,555,249	1,555,249	1,555,249	1,555,249	1,555,249	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE	33,071	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
POTENTIAL CIL	-450,100	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	552,816	0	455,445	915,877	1,264,971	837,282	891,749	612,644	333,552	54,459	54,459	0	0	0	0	0	0	0	0	0	0	0	0	0	
Far CIL calculation		96,245	96,960	19,320	31,167	42,691	79,474	69,590	52,960	39,915	2,977	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer Return																									
Cash Flow	-552,816	-10,245	-407,204	-1,005,107	-1,203,133	-999,853	-814,736	-874,795	-1,070,240	-1,471,325	-1,493,914	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,345,456
Overhead Balance	-552,816	-563,061	-1,070,261	-2,075,533	-3,239,720	-4,230,663	-5,453,817	-7,029,074	-9,100,318	-11,761	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	1,261,456	0

DEVELOPMENT COSTS	Unit	Price	Total
LAND			
Land	33,071	€	171,000
Stamp Duty	0	€	0
European etc.	0	€	0
Lease Acquisition	15,990	€	15,990
FEAR			
Planning	11,550	€	11,550
Professional	395,091	€	395,091
CONSTRUCTION			
Build Cost	3,417,190	€	3,417,190
PM FOL FIT	644,840	€	644,840
Contingency	170,959	€	170,959
Abnormal	170,959	€	170,959
FINANCE			
Finance	0	€	0
Interest	0	€	0
Lease Valuation	0	€	0
SALES			
Revenue	3,333,392	€	3,333,392
Lease	30,199	€	30,199
MG	0	€	0
Developer Profit			
Market Housing	17,800	€	1,974,818
Affordable Housing	17,500	€	197,261
First Mover	17,800	€	197,261

Planning fee calc	Avp	rate	Total
Planning app fee	25	€	11,550
Major app fee	25	€	11,550
Major app fee	25	€	11,550
Stamp duty calc - Residential			671,425
Land payment			33,071
Stamp duty calc - Residential			704,496
Land payment			23,071
Stamp duty calc - Residential			727,567
Pre CIL 1996	14,000	€/Unit (€)	350,000
Pre CIL 1996	16	€/Unit (€)	416,000
CIL	16	€/Unit (€)	292,348
Total			645,459
Net Profit	€/Unit	0.00%	0

Build Cost	Unit	Price	Total
002 Plot	€/m2	3,000	4,071
Access	€/m2	0.00%	0.00
Water	€/m2	0.00%	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 Costs			1,484.24
Bare	€/m2	15.00%	232.14
BNG	€/m2	0.50%	7.42
Total			1,714.32

Site 5
Braunfeld - 12 Urban Area

INCOME	Area Size	Price	GIDV	GIS
	m2	€/m2	€	m2
Market/Hearing	59.1	45.990	2,704,926	741
Affordable Overall				
Affordable Rent	51.0	46.33	2,365,043	134
Social Rent	51.0	0.990	2,250	0
Shared Ownership	70.0	3.390	235,410	24
First Home	70.0	0.750	235,252	74
Grant and Subsidy				
Affordable Rent				
Social Rent				
Shared Ownership				
SITE AREA - Net	0.105 ha			
SITE AREA - Gross	0.105 ha		3,998,423	939

Residual Land Value	Whole Site	Part 1	Part 2
Residual Land Value	3,998,423	2,447,735	7,111,730
Residual Value	200,000		1,500,000
Option	200,000		220,000
Residual Land Value	242,423		1,329,832
Additional Profit	440,411		539

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																							
EXPENDITURE																								
Costs Before Land Int and Profit	116,412	142,211	244,559	345,732	524,488	524,488	314,775	289,279	34,583	34,583	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	INCOME																							
EXPENDITURE																								
Costs Before Land Int and Profit	116,412	142,211	244,559	345,732	524,488	524,488	314,775	289,279	34,583	34,583	0	0	0	0	0	0	0	0	0	0	0	0	0	0

DEVELOPMENT COSTS	Unit m2	Total
LAND		
Land	14,042	14,042
Stamp Duty		0
Earthmoving etc.		1,500
Leads/Regeneration		21,495
FEAR		
Planning		5,544
Professional		19,028
CONSTRUCTION		
Build Cost		1,721,490
PM/CIL/JIT		246,181
Contingency		66,971
Allowance		0
FINANCE		
Fear		0
Interest		0
Lead and Fabrication		0
SALES		
Agent		19,941
Leads		19,990
Misc.		0
Developer Profit		
Market Hearing		17,880
Affordable Housing		17,593
First Home		17,593
Total		3,478,424

Planning Fee rate	Area	Rate	Total
Market Hearing	12	412	5,544
Affordable SO	12	133	5,544
First Home SO	6	0	0
Total			11,088

Build Cost	Rate	Total
CO2 Plus	3.880	1,409,226
Acc Adapt	0.880	40,800
Water	0.880	40,800
Overseas	0.880	40,800
Small Site	0.880	40,800
Total		1,572,432

SITE 11 Flatted BF 250 HD						
INCOME	Average	Area	Rate	Number	Price	GDP
	m2	m2	%	sqm	€/m2	€
Market Hearing	Grar	70.32	15.89%	163	4,300	5,971,011
Affordable Overall				280		
Affordable Rent	44.5	57.44	22.75%	97	2,475	1,462,100
Social Rent	44.5	57.44	0.00%	0	0	0
Shared Ownership	44.5	46.44	2.36%	6	3,350	1,644,000
Flatted Hearing	74.0	61.73	0.75%	22	3,350	4,253,395
Grant on Subsidy						
Affordable Rent						
Social Rent						
Shared Ownership						
SITE AREA - Net	1,563	ha		160		45,432,756
SITE AREA - Gross	1,582	ha		162		19,124

Residual Land Value	Whole Site	Park Hill	Park Hill BODS
Landmark Value	-1,110,411	-6,557,444	-3,481,224
Option	200	428,648	520,000
Flatted	0	0	0
Residual Land Value	2,574,928	1,329,892	0

Additional Profit	-1,243,164	-122
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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	10	30	30	30	30	30
Market Hearing	0	0	2,942,247	4,181,842	4,181,842	4,181,842
Affordable Rent	0	0	328,417	977,042	977,042	977,042
Social Rent	0	0	0	0	0	0
Shared Ownership	0	0	44,440	199,920	199,920	199,920
Flatted Hearing	0	0	170,716	510,407	510,407	510,407
Grant on Subsidy	0	0	0	0	0	0
INCOME	0	0	4,225,319	7,875,931	7,875,931	7,875,931
Stamp Duty	0	0	0	0	0	0
Encumbrance	0	0	0	0	0	0
Land Acquisition	-106,492	0	0	0	0	0
Planning Fee	50,700	0	0	0	0	0
Professional	2,991,093	0	2,991,093	0	0	0
Build Cost - BODS Base	2,449,220	228,000	228,000	228,000	228,000	228,000
Planning Fee	0	0	0	0	0	0
POTENTIAL OIL	0	0	0	0	0	0
Contingency	0	27,415	111,460	195,058	250,714	167,199
Allowance	0	0	195,058	250,714	250,714	167,199
Financing Fee	0	0	0	0	0	0
Landmark Valuation	0	0	0	0	0	0
Aspire	0	0	0	0	0	0
Leasehold Valuation	0	0	0	0	0	0
Legal	0	0	0	0	0	0
Misc	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	2,652,825	2,469,728	2,775,114	2,448,126	4,459,228	6,329,263
Far Residual Value	-17,119,211	0	0	0	0	0
Developer Return	0	0	3,185	51,404	142,304	289,117
Affordable Rent	0	0	3,185	51,404	142,304	289,117
Flatted Hearing	0	0	3,185	51,404	142,304	289,117
Option Return	5,031,146	-2,449,720	-2,775,114	-2,448,126	-4,459,228	-6,329,263
Overall Balance	5,031,146	-2,449,720	-2,775,114	-2,448,126	-4,459,228	-6,329,263

CASH FLOW FOR OIL ADDITIONAL PROFIT

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Q1	Q2	Q3	Q4	Q1	Q2
Stamp Duty	2,970,128	0	0	0	0	0
Encumbrance	110,496	0	0	0	0	0
Land Acquisition	29,172	0	0	0	0	0
Planning Fee	50,700	0	0	0	0	0
Professional	2,991,093	0	2,991,093	0	0	0
Build Cost - BODS Base	2,449,220	228,000	228,000	228,000	228,000	228,000
POTENTIAL OIL	0	0	0	0	0	0
Contingency	0	27,415	111,460	195,058	250,714	167,199
Allowance	0	0	195,058	250,714	250,714	167,199
Financing Fee	0	0	0	0	0	0
Landmark Valuation	0	0	0	0	0	0
Aspire	0	0	0	0	0	0
Leasehold Valuation	0	0	0	0	0	0
Legal	0	0	0	0	0	0
Misc	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	4,933,936	0	2,775,114	5,125,931	3,223,825	4,448,088
Far OIL calculation	0	0	0	0	0	0
Developer Return	0	0	3,185	51,404	142,304	289,117
Affordable Rent	0	0	3,185	51,404	142,304	289,117
Flatted Hearing	0	0	3,185	51,404	142,304	289,117
Option Return	-4,933,936	-17,119,211	-2,775,114	-2,448,126	-4,459,228	-6,329,263
Overall Balance	-4,933,936	-17,119,211	-2,775,114	-2,448,126	-4,459,228	-6,329,263

DEVELOPMENT COSTS	Unit	Rate	Total
LAND			
Land	£/m2		0
Stamp Duty			-3,110,221
Encumbrance			0
Land Acquisition	150%		-106,492
FAAR			
Planning	0.00%		50,700
Professional			4,244,644
CONSTRUCTION			
Build Cost	2.18%		41,797,596
POT OIL	5.00%		4,874,720
Contingency	5.00%		2,489,080
Allowance			0
FINANCE			
Financing Fee	0%		0
Interest	7.50%		0
Leasehold Valuation			0
SALES			
Aspire	3.0%		1,564,993
Lease	0.5%		321,164
Misc	0.0%		0
Developer Profit			9,824,987
Market Hearing	15.89%		7,744,432
Affordable Rent	15.89%		744,432
Flatted Hearing	15.89%		744,432

Stamp duty rate - Residential	Stamp duty rate - Residential	Stamp duty rate - Residential
Stamp duty rate - Residential	Stamp duty rate - Residential	Stamp duty rate - Residential
Stamp duty rate - Residential	Stamp duty rate - Residential	Stamp duty rate - Residential
Stamp duty rate - Residential	Stamp duty rate - Residential	Stamp duty rate - Residential
Stamp duty rate - Residential	Stamp duty rate - Residential	Stamp duty rate - Residential

Build Cost	Rate	Total
Build Cost		
O2 Plus	3.00%	1,564,993
Aspire	0.00%	0
Water	0.00%	0
Over Extra 2	0.00%	0
Over Extra 3	0.00%	0
Small Site	0.00%	0
Site Costs	10.00%	1,177,917
BIG	0.00%	0

Site 12 Flatted BF 155

Table with columns: INCOME, Av Size m2, Unit, Price €/m2, GDDP €, GIA m2. Rows include Market Hearings, Affordable Overall, Affordable Rent, Social Rent, Shared Ownership, Floor Manager, Grant and Subsidy, Afforable Rent, Social Rent, Shared Ownership, SITE AREA - Net, SITE AREA - Gross, Solar panel Reserve, and Non-Build Time.

Summary table with columns: Whole Site, ParksDET, ParksROSS, Residential Value, Local Value, Urban, ParksLead Value, Additional Profit.

DEVELOPMENT COSTS LARD table with columns: Land, Stamp Duty, Exemptions etc, Local Resolutions, Fee, Profits, Professional.

CONSTRUCTION table with columns: Build Cost, PFI/FOL/IT, Contingency, Alternative.

FINANCE table with columns: Fee, Interest, Local and Fabrication.

SALES table with columns: Approx, Lease, Misc.

Developer Profit table with columns: Market Hearings, Affordable Hearings, Floor Manager.

Planning fee calc table with columns: Planning fee, No Appr, No Appr under 50, No Appr over 50.

Stamp duty calc - Residential table with columns: Landpayment, Stamp duty calc.

Stamp duty calc - Residential table with columns: Landpayment, Stamp duty calc.

Pre OIL/ROS table with columns: Pre OIL/ROS, 5,000 €/Unit (oil), Total.

Post OIL/ROS table with columns: Post OIL/ROS, 4710€/Oil, OIL, Total.

In/Tax table with columns: In/Tax, % GDP.

Build Out table with columns: Planning fee, CO2 Plus, Ass'n Appr, Water, Over Extra 1, Over Extra 2, Small Site, Site Gate, BMS.

RESIDUAL CASH FLOW FOR INTEREST

Large table with columns: INCOME, EXPENDITURE, CASH BEFORE LAND INT AND PROFIT, Far Residential Value, Developer Return, Cash Flow, Overall Balance. Rows represent years 1 through 6, with quarterly breakdowns (Q1-Q4).

CASH FLOW FOR OIL ADDITIONAL PROFIT

Large table with columns: INCOME, EXPENDITURE, CASH BEFORE LAND INT AND PROFIT, Far OIL calculation, Developer Return, Cash Flow, Overall Balance. Rows represent years 1 through 6, with quarterly breakdowns (Q1-Q4).

Site 15		Flat 35																									
INCOME	Av Size	m2	X	Number	Price	€	GDV	€	GIA	m2																	
Market Housing	77.5	70.43	90.00	33	4,300	7,210,761	1,763																				
Affordable Overall	43.4	97.43	22.75%	12,26	2,478	1,078,627	594																				
Affordable Rent	43.4	97.43	0.00%	0	2,250	0	0																				
Social Rent	43.7	45.88	3.95%	1	2,350	238,234	62																				
Shared Ownership	43.0	88.00	6.75%	3	3,350	559,579	198																				
Grant and Subsidy	Affordable Rent				0	0	0																				
	Social Rent				0	0	0																				
	Shared Ownership				0	0	0																				
SITE AREA - Net	0.431 ha			10	Av																						
SITE AREA - Gross	0.432 ha			10	Av			9,161,298		2,543																	
Surface Quarter	0																										
Walk Build Time	3 Quarter																										
RUN Horizontal Macro		€/m2		€/m2		€																					
RUN CIL Macro		€/m2		€/m2		€																					
Additional Credit		€/m2		€/m2		€																					
RESIDUAL CASH FLOW FOR INTEREST																											
INCOME		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11					
EXPENDITURE		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11					
COSTS BEFORE LAND INT AND PROFIT		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11					
Far Residual Value		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11					
Developer Return		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11					
CASH FLOW FOR CIL ADDITIONAL PROFIT		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11					
INCOME		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11					
EXPENDITURE		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11					
COSTS BEFORE LAND INT AND PROFIT		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11					
Far CIL calculation		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11					
Developer Return		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11					

Site 19 Gross Plot

Table with columns: INCOME, Av Size m2, Net, % Number, Price €/m2, GDP, GFA m2. Rows include Market Hearings, Affordable Overall, Affordable Rent, Social Rent, Shared Ownership, First Homes, Grant and Subsidy.

SITE AREA - Net 0.032 ha, 39; SITE AREA - Gross 0.032 ha, 39. Other metrics like Selling/Developer, Main/Build/Fin.

Table with columns: Whole Site, Parks/NET, Parks/GROSS. Rows: Residential Land Value, Local Gov Value, Upfit, Floor/ha, Research Land Value, Additional Profit.

RUN RESIDENT MACRO costs, RUN CIVIL MACRO costs. Check assumptions above.

DEVELOPMENT COSTS LAND Table with columns: Item, fee/m2, Total. Rows: Land, Stamp Duty, Easements etc, Lease/Acquisition.

CONSTRUCTION Table with columns: Item, Total. Rows: Foundations, Professional, Build Cost, PM / COL FIT, Contingency, Allowance.

FINANCE Table with columns: Item, Total. Rows: Fees, Interest, Lease on/Valuation.

SALES Table with columns: Item, % Total. Rows: Assets, Lease, HCs.

Developer Profit Table with columns: Item, % Value, Total. Rows: Market Hearings, Affordable Rent, First Homes.

Planning fee calc Table with columns: Item, days, rate, Total. Rows: Planning app/fee, No app, No app under 90, No approval 90.

Stamp duty calc - Residential Table with columns: Item, Total. Rows: Stamp duty calc - Residential, Land/Leasehold.

Stamp duty calc - Residential Table with columns: Item, Total. Rows: Stamp duty calc - Residential, Land/Leasehold.

Stamp duty calc - Residential Table with columns: Item, Total. Rows: Stamp duty calc - Residential, Land/Leasehold.

Stamp duty calc - Residential Table with columns: Item, Total. Rows: Stamp duty calc - Residential, Land/Leasehold.

Build Cost Table with columns: Item, % Total. Rows: D02 P/B, Access Adj, Water, Over/Extra 1, Over/Extra 2, Small Site, Site Costs.

RESIDENTIAL CASH FLOW FOR INTEREST Table with columns: Year, Q1-Q4. Rows: INCOME (Units Started, Market Hearings, etc.), EXPENDITURE (Stamp Duty, Easements, etc.), COSTS BEFORE LAND INT AND PROFIT, Far Residential Valuation, Developer Returns.

CASH FLOW FOR CIVIL ADDITIONAL PROFIT Table with columns: Year, Q1-Q4. Rows: INCOME (Av/Share), EXPENDITURE (Land, Stamp Duty, etc.), POTENTIAL CIVIL, Far CIVIL calculation, Developer Returns.

Appendix 7: Residential appraisals – Older person’s accommodation

Sheltered

		Greenfield		Brownfield	
AFFORDABLE %			35%		35%
CIL			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
Viability Threshold	£/ha		530,000		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			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
		£	8,382,636		8,382,636
Infrastructure	15.00%		1,347,395		1,347,395
Abnormals	0% & 5%		0		443,132
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
Viability Threshold	£/ha		530,000		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
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Strategic Promotion 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	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
Infrastructure	£	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	
Abnormals	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	
Fees	5.00%	0	0	0	0	0	0	0	0	197,500	208,900	198,400	169,000	11,010	11,010	351,600	183,200	
S106	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	
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	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	159,653	-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

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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					

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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: EAHL01001.			
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: 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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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			

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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			

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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			

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				

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				

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				

SHELAA Reference: 21SHELAA62		RAG Rating:	Red	16 Oct 2024
Site Address:	Ivy Hill Hotel, Writtle Road, Margarettng, Ingatestone, CM4 0EH			
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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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			

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				

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				

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				

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				

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				

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			

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				

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 Sandylyay 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				

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				

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				

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				

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. Vehicluar 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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

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				

SHELAA Reference: 24SHELAA5		RAG Rating:	Red	16 Oct 2024
Site Address:	Land Adjacent Rustlings School Lane Stock Ingatstone 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				

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				

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				

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				

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				

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



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

Part 8 of 9

Glossary

October 2024



Chelmsford
City Council

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



Chelmsford Policy Board

7 November 2024

Anglia Ruskin University – Strategic Masterplan Chelmsford Campus

Report by:
Director of Sustainable Communities

Officer Contact:
Sally Rogers, Principal Planning Officer – strategic.development@chelmsford.gov.uk

Purpose

This report is asking the Policy Board to recommend to Cabinet the approval of the masterplan for the Rivermead Campus of Anglia Ruskin University.

Recommendations

1. The Policy Board recommend to Cabinet that the masterplan attached at Appendix 1 with any changes arising from the further recommendations be approved.
 2. That the Policy Board delegate the Director of Sustainable Communities in consultation with the Chair, Vice Chair and Cabinet Member for Sustainable Development, to negotiate any final changes to the masterplan ahead of the consideration by Cabinet.
-

1. Background

- 1.1. The masterplan presented in this report relates to the Rivermead Campus of the Anglia Ruskin University (ARU). The formal determination of masterplans consists of two stages: consideration by Chelmsford Policy Board and then approval by Cabinet.

- 1.2. Policy DM22 of the Chelmsford Local Plan relates to Education Establishments. This states that the extension or expansion of existing educational facilities will be supported subject to their accordance with the criteria of other relevant policies within the Local Plan. The policy goes on to state that proposals for the expansion of Anglia Ruskin University and Writtle University College will be considered in the context of agreed masterplans.
- 1.3. The retention and improvement of education establishments is an important objective of the Local Plan. ARU is a key institution in the city and brings significant economic and social benefits. It has an important place in the local economy by providing employment, skills, education and research. ARU has ambitious plans to continue the development and upgrading of its Rivermead Campus, including the expansion of the medical school, which opened in 2019. The provision of a masterplan provides an understanding of the University's future intentions for the site.

2. The Journey to This Stage

- 2.1 ARU began working on the masterplan for this site in 2019 and have engaged with the City Council throughout its development.
- 2.2 The procedure for the submission and approval of the masterplan has been based on the general structure of the Council's Masterplanning Procedure for strategic sites. The Masterplan Procedure Advice Note (2019) sets out the specific sites requiring masterplans but does not list ARU as one of these. This is because the masterplan for the ARU is not related to a strategic growth site. The process for the ARU masterplan has therefore broadly followed the advice note but this has been simplified so that it proportionately reflects the much smaller scale and circumstances of the University. As part of this more streamlined process, it was concluded that it was not necessary for an independent Design Review to form part of the procedure.
- 2.3 The formal procedure includes four defined stages; Stage 0 – Initial discussions with Council Officers, Stage 1 – Technical Assessment, Stage 2 – Consultation and Stage 3 – Formal Approval.
- 2.4 The University carried out stage 0 over an extensive period from 2019 until 2022. The University held staff and student engagement sessions throughout this process and in March 2020 a public exhibition on the draft masterplan was held at the University. The University engaged with the City Council throughout this period as the draft masterplan evolved.
- 2.5 The technical and public consultations (Stages 1 and 2) ran in parallel. The masterplan was submitted to the City Council in July 2023 and public consultation was carried out from 9th August 2023 to the 4th September 2023 with site notices displayed around the perimeters of the site and consultations sent to key consultees. The public consultation resulted in initially negative feedback from Essex County Council Highway Authority and the masterplan evolved and responded to that feedback accordingly. After various iterations, a final agreed version of the masterplan was submitted to the City Council on 12th August 2024

and the highway authority have confirmed that they are now content with the document.

Member Presentation

- 2.6 Prior to the Chelmsford Policy Board meeting all members were invited to a briefing by the ARU staff and representatives on 15th October setting out the content of the final draft masterplan.

3. Overview of Masterplan Content

Purpose and Engagement

- 3.1. The first section of the masterplan document sets out the reasons behind the necessity of a masterplan. Its purpose is to communicate the values of the institution, create a sense of place and to facilitate change. The document seeks to facilitate change by setting out where new development parcels can be accommodated and where there are opportunities for change and improvement to existing spaces or routes. The masterplan is not intended to be a rigid and building focused document which could only facilitate change if it is followed exactly. Instead, the document is based on the three components of landscape, building and circulation.
- 3.2. As set out above, the University has engaged with their staff and students for feedback on existing challenges within the site and opportunities for change.

The Campus Today

- 3.3. The masterplan sets the scene on the development of the Rivermead Campus to date, from when it was first developed by Wilkinson Eyre in 2002. The historical context is examined and a context analysis recognises the nearby designated and non-designated heritage assets such as Bishops Hall Mill and Globe House/Durrant Court. This section also identifies the adjacent neighbours to the site, including the more sensitive residential properties in Henry Road to the southwestern corner.
- 3.4. The existing movement strategy through the site identifies that there are a series of clash points both on the approach to and within the campus site itself. The main pedestrian/cycle approach to the campus from the city centre is across a busy junction with no controlled pedestrian crossings. Similarly, the gateway space into the campus is identified as an undesirably vehicle dominated area that does not connect as well as it could. Slightly further into the site there is a second roundabout that again is designed to be optimised for vehicles rather than for pedestrian and cycle priority.
- 3.5. The landscape context identifies that there are no preserved trees (TPOs) on the site but that the open spaces are part of the identity of the campus and provide opportunities for enhancements. There are no flood risk issues within the masterplanned area.

Masterplan Development

- 3.6. The approach to the masterplan is to inform future decisions on the use and adaptation of the campus. It is not a response to an immediate spatial requirement. A challenge of the masterplan process was to ensure that the document remained flexible enough to respond to the rapidly changing (and unpredictable) higher education sector demands. The masterplan needs to be able to allow for development zones that can be brought forward independently in any sequence.
- 3.7. The document identifies those buildings that are suffering from poor environmental performance, dated and inflexible layouts. These are primarily to the south of the site and provide an opportunity for an improved gateway experience. The existing student village is also considered to be of relatively poor quality when compared with other competitors in higher education.
- 3.8. Section 3.5 of the document sets out the “residual development areas” – these are the parcels of land on the campus that are the suggested remaining areas for future development. They are identified as potential sites but do not denote building footprints as each parcel will come forward separately and will depend on the needs of the University at the time of that project. Development would be generally 3-5 storeys to reflect the scale of the existing buildings on the campus.
- 3.9. Opportunities are identified at 3.6 of the document and these include enhancing the sports facilities by potentially doubling the amount of hall space, expanding the medical school, a new focus teaching/research building to the south of the Marconi Building, a new front door to the campus by redesigning the public realm and civic space and a complete re-design of the on site residential accommodation.
- 3.10. The movement strategy seeks to enhance pedestrian and cycle priority and does not include any additional parking provision. Whilst parking is important on site for some staff and for example medical students who live on site and have to arrive and leave the campus at unsociable hours, the proposal is to keep parking to the peripheries of the site and to maintain active travel routes to the centre of the site. Off site mitigation measures for sustainable transport modes will depend on the scale and nature of the proposals but it is acknowledged in the document that these may be necessary in the future.
- 3.11. The masterplan identifies the potential removal of the internal roundabouts on the site as this is currently seen as an obstacle to pedestrian and cycle permeability. The highway authority have been involved in the development of the movement strategy of the document and have advised that any modifications to the junctions would require a detailed scheme to be prepared and agreed with them. The highway authority is however very supportive of improving the active travel routes and trying to remedy the current vehicle priority layout. ARU are committed to maintaining an up to date Travel Plan, which will support any future proposals on the site.

3.12. The existing bus route through the site provides an important public transport connection, which will be retained.

4. Public Consultation

4.1. The public consultation resulted in only two neighbour representations. The comments concern the likely impact of the re-development of the student village and how this might affect the amenities of the adjacent residential properties and the need for improved cycle routes to, from and through the site.

4.2. The masterplan is not intended to provide the detail on the form of the redevelopment of the student village. It is simply providing an intention for future opportunities on the site. The relationship of any new buildings with existing residential properties would be carefully considered at application stage and any new buildings to the south west of the site would need to comply with the privacy and proximity standards contained within Appendix B of the Local Plan.

4.3. The view of the resident regarding the need to improve cycle connectivity is shared and the masterplan seeks to encourage improvements in this respect.

4.4. The most critical feedback during the masterplan process was from the highway authority. The ARU have responded positively to this feedback and improvements/amendments made include the following:

- Recognition that alterations to the adopted highway would require a formal order for the highway rights to be removed
- A commitment to providing secure, covered and well overlooked cycle stores
- Priority to pedestrian and cycle movements
- Clarity that the bus route will remain through the site
- Acknowledgment that modifications to the internal junctions would require a detailed scheme and that this would be subject to agreement with the local highways authority
- Clarification that the existing barrier controlled access will remain
- Clarity that the existing arrangement to Alan Cherry Drive is not altered
- A commitment that there is an intention to reduce future need for car parking on site
- An acknowledgement that future developments may require contributions to off-site mitigation
- Acknowledgment that there is an existing Travel Plan
- Inclusion of specific references to the existing PRoW

4.5. City Council officers are content that the matters raised by the consultation have been addressed satisfactorily in the latest version of the masterplan and that the input from consultees has positively enhanced the development of the document.

5. Conclusion

- 5.1. The masterplan provides a framework for the future intentions of the site without restricting the fast-changing needs of the establishment. The University is an important institution and the City Council seeks to support its growth and development which will bring social and economic benefits to the City.
- 5.2. The masterplan takes account of the existing context and challenges and seeks to harness the opportunities available to allow the University to grow and prosper. The masterplan layout and other content provides a sound framework to guide successful placemaking and will support the planning application process as it should.
- 5.3. The masterplan is presented to Chelmsford Policy Board with recommendations that it be referred to Cabinet for approval.

List of appendices:

Appendix 1 – Masterplan

Appendix 2 – Consultation responses from ECC Highways and The Environment Agency

Background papers:

None

Corporate Implications

Legal/Constitutional:

These are set out in the report.

Financial:

None

Potential impact on climate change and the environment:

New buildings can have a negative impact on climate and environmental change issues. Planning Policies, Building Regulations and Environmental Legislation ensure that new buildings meet increasingly higher sustainability and environmental standards which will help mitigate this impact.

Contribution toward achieving a net zero carbon position by 2030:

The future qualifying buildings on the site will be required to be built to at least BREEAM “Very Good”. The proposals also include provisions for EV charging, green roofs, gains in biodiversity and landscaping and a commitment to improved sustainable transport connections.

Personnel:

None

Risk Management:

None

Equality and Diversity:

None. An Equalities and Diversity Impact Assessment has been undertaken for the Local Plan.

Health and Safety:

None

Digital:

None

Other:

None

Consultees:

ECC Highways

The Environment Agency

Relevant Policies and Strategies:

This report takes into account the following policies and strategies of the City Council:

Local Plan 2013-2036

Our Chelmsford, Our Plan, January 2020

Chelmsford Climate and Ecological Emergency Action Plan



a.r.u. | Anglia Ruskin
University

Strategic Masterplan Chelmsford Campus

AUGUST 2024

elliswilliams
ARCHITECTS

bcal





ARU has been proudly part of the Chelmsford community for decades, with a strongly growing campus and a vibrant university community. As we pass the milestone of 10,000 students studying on our Chelmsford campus we look to the future with confidence and ambition.

I am therefore delighted to share our vision for the future of our Chelmsford campus, to guide further development when opportunities and needs arise. This will help ensure that we continue to deliver on our vision of transforming lives through innovative, inclusive, and entrepreneurial education and research.

We will engage widely with stakeholders to ensure that the agreed Masterplan is a shared vision for our campus, reflecting the ambitions of the City of Chelmsford and surrounding areas, and our ambition to create spaces

and facilities of value to all in our community.

Our Masterplan will help us build upon the ambitious programme of development that we have followed over recent years. In 1995, Her Majesty The Queen opened the fittingly named Queen's building, which is home to the University Library. Since then we have added our eye-catching Lord Ashcroft building; the Sawyers Building with its remarkable SuperLabs; the Michael Salmon Building, which houses cutting-edge medical simulation suites; and Arise Chelmsford, which offers laboratory, workshop and office space to small businesses in the medical and advanced engineering sectors. The most recent major development is our School of Medicine, where we are training the region's future doctors in a purpose-built space featuring state-of-the-art facilities.

Professor Roderick Watkins
Vice Chancellor

Foreword

Introduction 4

1.0 Overview 5

1.1 Purpose of the Masterplan

1.2 The Vision

1.3 Engagement

1.4 Existing Campus Feedback

2.0 The Campus Today 12

2.1 Existing Campus Layout

2.2 Location & Relationship to City

2.3 Historical Context & Assets

2.4 Boundaries & Neighbours

2.5 Existing Campus Movement

2.6 Existing Campus Parking

2.7 Trees / Landscape / Biodiversity

2.8 Flood Risk & Existing Services

3.0 Masterplan Development 22

3.0 Approach to the Masterplan

3.1 Building Retention/Redevelopment

3.2 Sustainability, Biodiversity & Drainage

3.3 Retention & Enhancement: Open Space

3.4 Landscape Design Aspiration

3.5 Residual Development Areas

3.6 Opportunities

3.7 Movement Strategy - Principles

3.8 Highways & Parking Strategy

3.9 Movement Strategy

4.0 Strategic Masterplan 34

4.0 Masterplan

Document Details

Job Number: 2556

Job Title: ARU Chelmsford Masterplan

Document Title: Strategic Masterplan

Revision: 5.19

Date of Issue: August 2024

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 Page 775 of 811



Images:

1 - Medical School, 2 - Sawyers Building, 3 - Marconi Building, 4 - Ashcroft Building & Queens Building, 5 - Arise Building, 6 - William Harvey Building

This strategic masterplan is a response to the need identified in the ARU Strategy “Designing our Future 2017-2026” to:

“...deliver a new master plan for our Chelmsford campus, bringing together the existing developments and new ideas for maximum benefit.”

The masterplan will help to shape strategic spatial decisions, and is directly related to the vision, values and strategy of the institution.

The masterplan has been prepared following an extensive analysis of the site together with a considered and meaningful engagement with various stakeholders including staff, students, officers from Chelmsford City Council.

This Masterplan should not be seen as a fixed “design” but instead can be considered as a narrative to aid the future storyline of the campus and the University - providing a forward vision that is flexible enough to change along the way. Elements within the Masterplan are designed to be independent and may come forward in any sequence in response to identified needs at that time.

The campus is a living entity that needs a healthy dialogue and relationship with the people who live work and visit it as well as with its neighbours - we hope this document provides a useful conduit and guide to future discussions and decisions, helping to create an inclusive and welcoming environment that will reflect the ambitions of the University.

The masterplan also seeks to address

the requirement of policy DM22 of the adopted Chelmsford Local Plan (2020).

This states that:

“The extension or expansion of existing educational facilities will be supported subject to their accordance with the criteria of other relevant policies within the Local Plan. Proposals for the expansion of Anglia Ruskin University ... will be considered in the context of agreed masterplans”.

The requirement for an agreed masterplan within Policy DM22 was the direct result of effective liaison between Chelmsford City Council and ARU. The principle of a masterplan was to provide greater certainty for all parties. It not only reflects the support for such a document within ARU’s own strategy but also provides the various stakeholders with a better understanding of the University’s future intentions.

An aerial photograph of a campus, likely a university, with a large wooded area in the center. The campus buildings are visible on the left and right sides, and a road or highway runs along the top left. The image is overlaid with a dark blue tint.

1.0 Overview

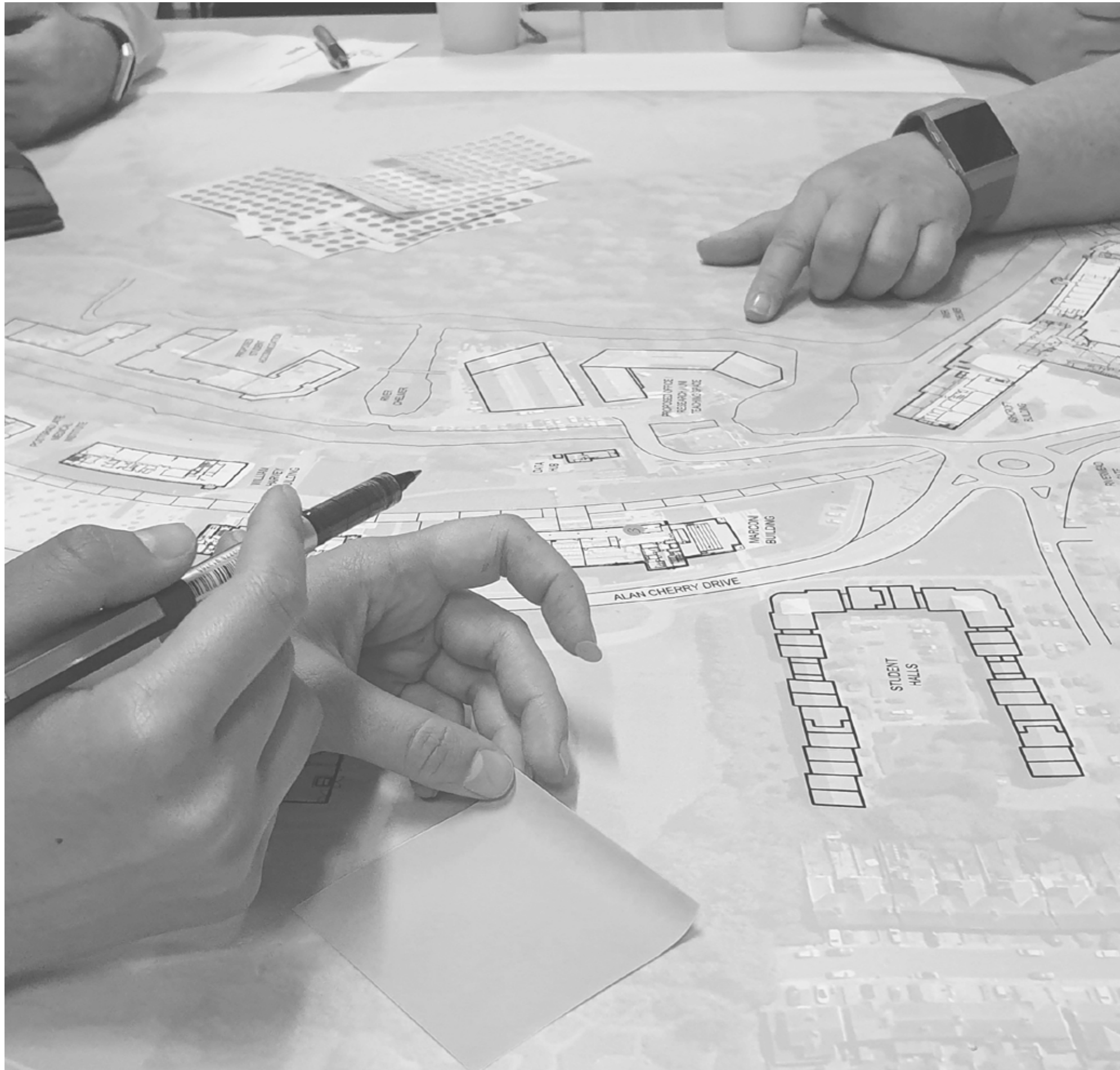
- 1.1 Purpose of the Campus Plan
- 1.2 The Vision
- 1.3 Engagement
- 1.4 Existing Campus Feedback

1.1 Purpose of the Campus Plan

A master plan can be defined as:

An organised set of decisions made by one person or a team of people about how to do something in the future.

To approach the master plan as just an architectural or development plan would be to miss a huge opportunity to really understand the nature and potential of the place and the people that make it work. Master plans are often presented from the viewpoint of an aircraft, with the ensuing design sketches developed from a similar scale and perspective. It could be argued that the original plan for the campus was a similar geometric exercise resulting in a curvilinear form that although pleasing on a plan (at 1:2000 scale) presents a series of problems and challenges at the human scale (which our early analysis has begun to explore)





When considering a University campus plan it is important that we adopt three core principles in our approach to what the master plan should achieve. The campus masterplan should:

1. Communicate the values of the institution;
2. Create a sense of place; and
3. Facilitate change.

COMMUNICATING THE ARU VALUES AND MISSION

The values and mission of the University should be the underlying vision for the masterplan – we should first understand what it is and then respond through the plan. The masterplan is not therefore a disconnected stand-alone vision. Through reading the various published strategy reports we have developed a diagram that aids our understanding of the core ARU values from which the “Designing our Future” strategy emerges. We have then extracted keywords that we think can form the basis of our masterplan concept:

People - Place - Sustainability - Inclusivity - Innovation - Flexibility

This is a useful starting point in trying to focus our concepts on issues and principles that relate directly to the core values and mission of the institution.

CREATING A SENSE OF PLACE

It is now understood that place has an important role to play within memory. Whilst the nature and delivery of education is changing at a pace never before seen, we are all still bound by human nature and the need to share experience within a physical space. The campus is where memorable experiences are created and generates a shared sense of belonging to those that occupy it.

Creating (and enhancing) attractive, memorable and unique spaces on campus will create a unique identity within ARU Chelmsford – helping to set it apart from other institutions in this increasingly competitive education market.

FACILITATING CHANGE

Returning back to the definition of what a masterplan is, we should consider how it will facilitate change within the organisation and what the physical strategies behind this should be. A rigid and building-focused masterplan can only facilitate change if it is followed exactly. Instead we will focus on how the three basic physical form-giving elements contribute to the basis of any plan:

Landscape - Buildings - Circulation

The overlap and synergy of these components will support the core values and mission of the University.

1.3 Engagement



Public exhibition and engagement - March 2020



Staff / Student workshops - August 2019 - March 2020

This masterplan has been developed through a series of open dialogues and workshops with ARU staff and students.

Engagement is very different from consultation, the latter seeks to present a pre-conceived idea for approval rather than open up a discussion.

It has been through the various discussion, surveys and observations that a deeper understanding of the core issues has been developed, both positive and negative, from which a series of key opportunities has been identified.

List of engagement events/dates:

August 2019 - Appointment & Initial Surveys

September 2019 - Masterplan Steering Group

October 2019 - Travel Survey

October 2019 - Masterplan Steering Group

November 2019 - Masterplan Steering Group

November 2019 - Student's Union

December 2019 - Masterplan Steering Group

December 2019 - Sustainability Course Engagement

December 2019 - Student Engagement

December 2019 - Chelmsford City Council (Planning)

February 2020 - VC Town Hall Meeting

March 2020 - Draft Masterplan - Open Engagement

(the Covid-19 pandemic prevented further on-site engagement sessions in 2020 and 2021)

February 2022 - Chelmsford Planning Officers

November 2022 - Chelmsford Planning Officers

Public and key stakeholder consultation through 23/00001/MAS as publicised by Chelmsford City Council.

1.4 Existing Campus Feedback Positive Aspects Raised by Staff & Students



Pleasant walking route in close proximity to the campus' main pedestrian path - needs to be promoted more

Campus is comprised of modern facilities

Vibrant atmosphere at the Tindal Building. The Student Union is in a convenient location, it is popular with students



The open space in the middle of the campus may provide an opportunity to create a central heart space?

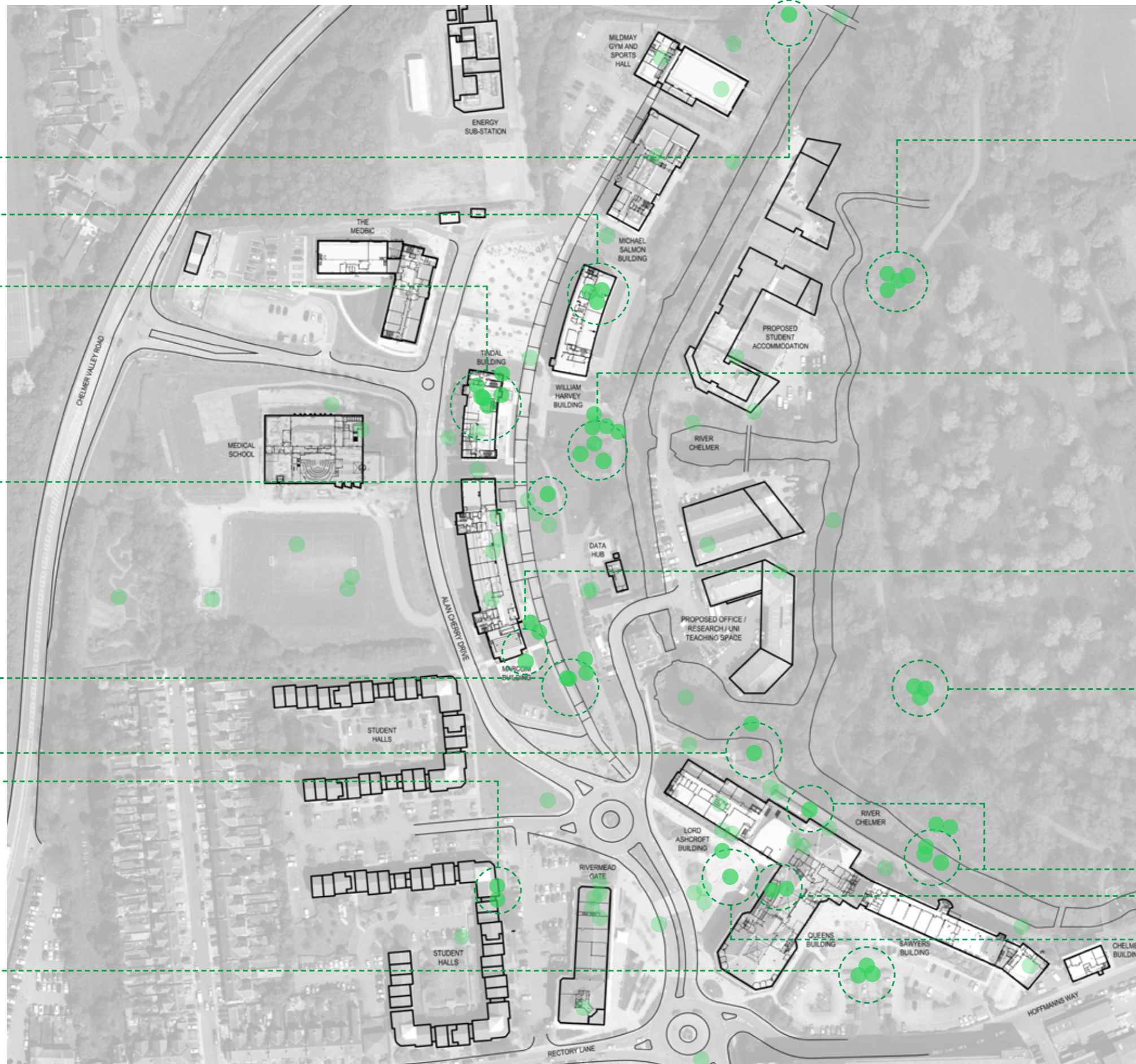


Main pedestrian walkway is well-lit, and feels safe

Pleasant seating space which is popular during lunch times
Student accommodation is accessible and on campus



Parking is important - staff need to arrive efficiently and many of the students commute into the campus.
Could underground parking be created?



Scenic walkway / cycle route



Abundance of trees and green space on campus - potential for more educational and communal use of this space



Some recreational activities integrated into the external spaces of the campus such as table tennis tables, trim trail and the labyrinth

Well used circular walk - well used by the community too. 'Bunny Walk' linking to town



Campus in close proximity to the river. Views from Lord Ashcroft Building over the river - peaceful environment

Library has good facilities

The pedestrianised entrance area has potential

1.4 Existing Campus Feedback Negative Aspects Raised by Staff & Students

Building names do not indicate the building faculty / building use

Many comment the buildings look uninspiring and the campus looks like a business park



Lack of interest along main pedestrian route, and the Sports Centre is an uninspiring end to the journey. North side of the campus is quiet particularly in the evenings



The entrance is not defined, and people drive past unaware this is a University. Unable to turn right when driving out of the campus. No pedestrian access to the campus

There are issues with the location, visibility and facilities offered at the Student Union

Parking is limited - there is a demand for more spaces



Existing student accommodation is not fit for purpose - issues with management, lack of social spaces and privacy

Poor chaplaincy and multi faith rooms are poor and in the wrong location



The Rivermead Gate Building is visually unappealing.



Sports facility is not visible from the other end of the pedestrian route. It's location feels out of the way and the facilities are limited and small



Mediterranean garden is unattractive, and a poor environment - wasted opportunity

Road through centre of campus

Lack of activity, and lack of initiatives to draw the community to the campus

Campus lacks a central heart space - green space could be better utilised. Students tend to stay at their teaching buildings as opposed to interacting with students from other faculties in a centrally located hub space

The river, green elements and walks are hidden and feel removed from the campus



Barrier between buildings and public realm

General facilities could be more centrally located. Library feels too out of the way

The canteen has a linear layout - its not large enough and an improved layout could facilitate social interaction. Particularly when students bring their own lunch there is a lack of space

Lack of identity at campus entrance

Dangerous crossings at campus entrance

1.4 Existing Campus Feedback Comments & Suggestions by Staff & Students

Park and Ride is not efficient and is costly therefore staff choose to drive

Develop sports astro-turf pitch and outside lighting

Campus needs a communal staff-room - good for well-being and information / knowledge exchange

Create connections between this side of the campus and the trails / bunny walks

Underused space

Tindal Building is in a central location which is good, however, there should be a better connection between the Mediterranean Garden and the adjacent green space

Extend to provide the space we need

Encourage pedestrian flow from Medical School to main route through campus

Underused space, perhaps bring more trees into here

Allotments - good intention but underused

Facade of Marconi is very prominent - use this for ARU signage / something unique / interesting to students

Only three disabled bays - but always full!

Student Halls are inward facing, they face car-parking and feel closed off from campus

Too much tarmac and traffic

Ideas for Rivermead Gate: student focussed co-operative shop, vegan cafe, health focussed food options

Screen the roundabout from Rivermead Gate with hedges and trees, Not a bad place to sit but for the vehicles



Students should have a way to modify / change / have an influence on the campus. It would help with student integration, they would feel part of a community, and the campus would be more personal

Need to get better building management systems - lighting, heating, air flows

Need better refreshment areas

Improve campus lighting

Need better access over the river for new student halls on the industrial estate

Create a central hub for students - take a space into the heart of campus and put what the students need in here: professional services, students services, student well-being, refreshments, social space

Promote a research community - space for PhD / MPhil research students - near to refreshments / food when working late

Students / members of the public speed down the pedestrian path on electric scooters

Make a feature of the Mill Pond Develop to be a tranquil and welcome space

I would like to see more quiet spaces to eat, for people who bring their own food with them. Not enough space at lunchtime

Need a shop selling student items e.g. ARU sweatshirts, stationary and minor refreshments

Parked buses obstruct the Park and Ride and create a congested space in front of the Lord Ashcroft Building

Pedestrian access to campus is difficult to navigate, especially when coming from the train station



2.0 The Campus Today

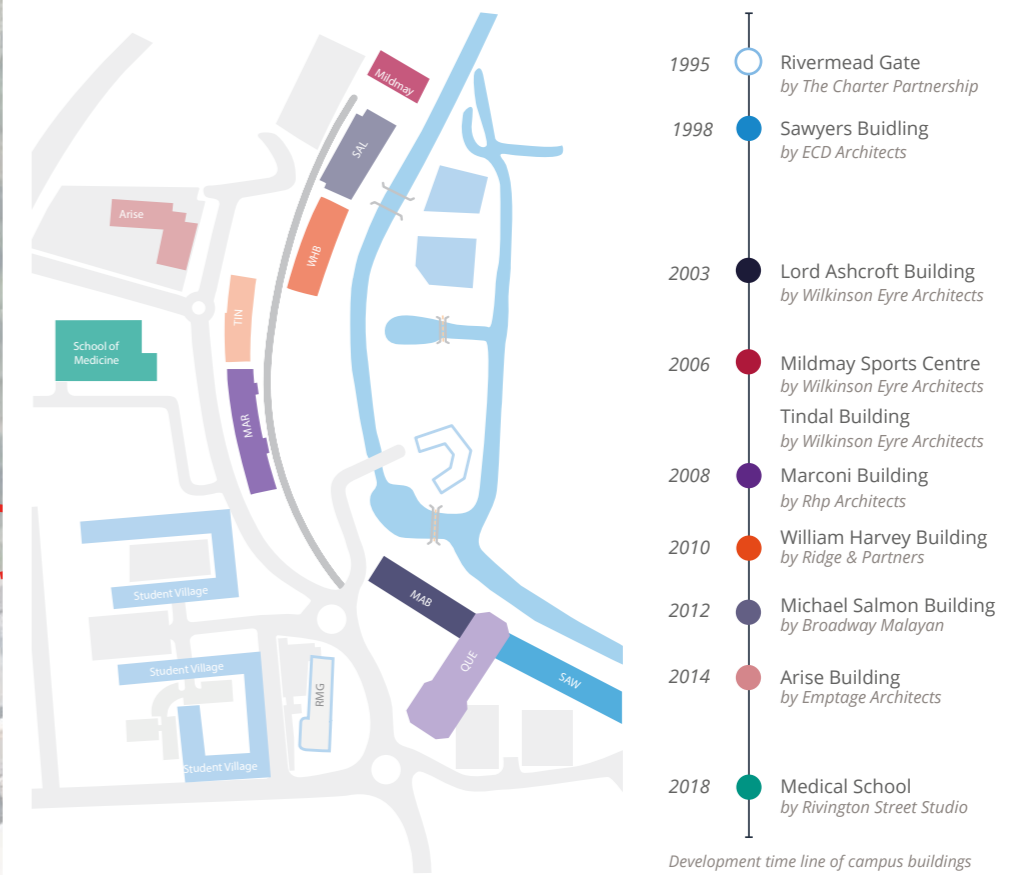
- 2.1 Existing Campus Layout
- 2.2 Location & Relationship to City
- 2.3 Historical Context & Assets
- 2.4 Boundaries & Neighbours
- 2.5 Existing Campus Movement
- 2.6 Existing Campus Parking
- 2.7 Trees / Landscape / Biodiversity
- 2.8 Flood Risk & Utilities



2.1 Existing Campus Layout

Wilkinson Eyre developed the Rivermead Campus Masterplan in 2002 following their design of the University's Ashcroft International Business School. The campus was set out in sweeping arcs to reflect the curve of the River Chelmer. A large pedestrian spine was created, allowing separation from vehicles and servicing, with strips of planted swales between buildings to protect against potential flooding.

Wilkinson Eyre went on to design phases A and B of the masterplan which included, a student centre (Tindal Building), a multi purpose sports centre (Mildmay Sports Centre) and a new School of Health (William Harvey Building). A landscaped area was located in the centre of the campus adjacent to the river (area to the south of William Harvey Building).



2.2 Location & Relationship to the City

ARU is situated only a short walk from the centre of Chelmsford. ARU has had a presence in the city since 1893 and moved to the current purpose-built campus in 1992.

Chelmsford's (now adopted) Local Plan highlights the continued importance of the establishment to the City (through employment, skills, education and research) and policy DM22 supports the principle of expansion in the context of an agreed masterplan.

The City has identified the need to make improved connections to the campus from the City Centre - including the upgrading of cycle routes.

Staff, students and visitors to ARU contribute to the local economy through retail, leisure and accommodation. Local facilities are also important to the wider functions of the University - such as sporting events held at Chelmsford's Sports and Athletics Centre, and graduation ceremonies held at the Cathedral.

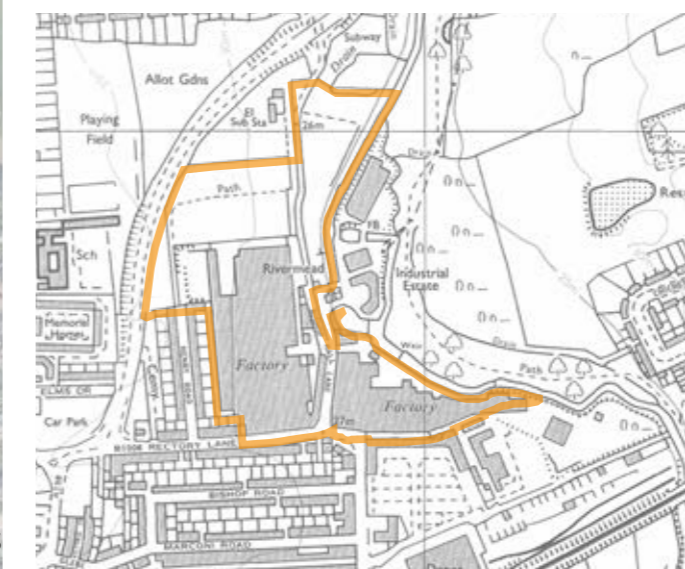
Whilst the design scope of the masterplan is limited to the land occupied by ARU, it recognises that strategies should encourage and not prevent a greater and more integrated relationship with the city and its inhabitants.



2.3 Historical Context & Assets



1881 Ordnance Survey Map



1990 Ordnance Survey Map



Hoffman Ball Bearings Factory, 1923

Before suggesting any interventions or future strategies for a site it is important to gain a deeper understanding of not only the current characteristics but also the historical context. Often this can inform the design process, at the very least it makes more sense of decisions that may have been taken in the recent and distant past - decisions that still have a presence and impact today.

Although this area of Chelmsford is famous for the Marconi company (and the world's first commercial radio broadcast a short distance from campus) it was the Hoffman Ball Bearing factory that had the biggest human impact on the site. The firm was a key employer in the town up until its closure in the late 1980s - evident in the scale of the footprint it had expanded to by this stage.

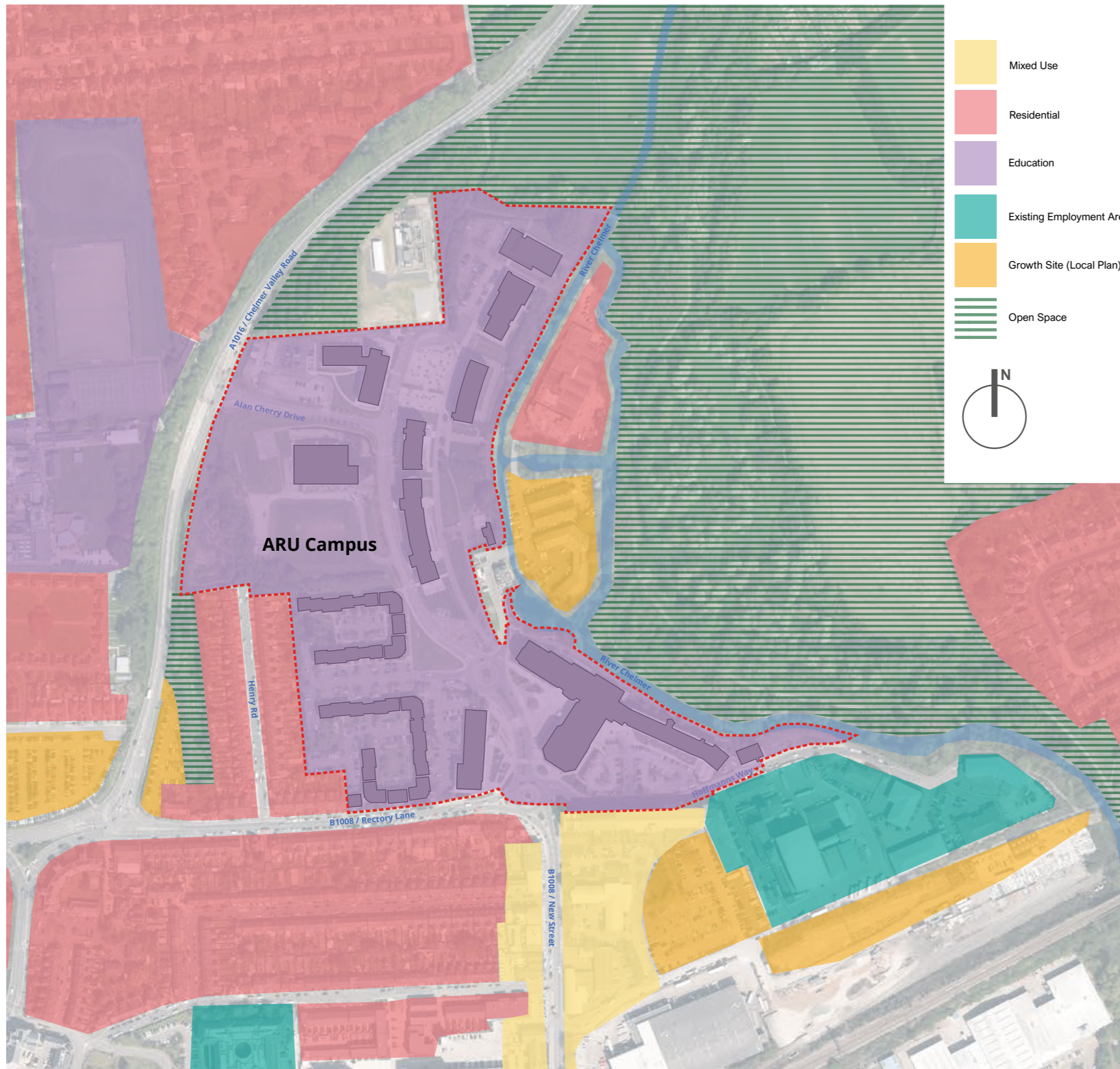
The Hoffman's factory was the location of the single greatest loss of life in the city during WWII - a V2 rocket exploded here in December 1944 (adjacent to Henry Rd).

Other significant observations from the historical mapping:

- the path of the River Chelmer has been generally consistent over the last 140 years of recorded plans.
- the consistency of open space to the east of the campus
- the previous alignment of Bishop Hall Lane possibly explains the positioning and orientation of Rivermead Gate

ARU acknowledge the importance of considering any relevant heritage assets in the wider context and would develop any future proposals in accordance with adopted policy.

2.4 Boundaries / Neighbours



The campus is bound to the east by the River Chelmer, with the Chelmer Valley Local Nature Reserve on the opposite bank. In between there are two “island” sites – the north is the site of a new student accommodation development, the south still contains light industrial and commercial units.

Across Hoffmans Way to the south west of the campus there are various industrial and commercial premises (including the Marriages Flour Mill), together with a mixed use conversion within Durrant Court (residential and commercial), Globe House and Ashby House.

Rectory Lane to the south is predominantly two-storey residential. To the south west Henry Road is the closest residential neighbouring street to the campus – with rear gardens that back on to the current student village.

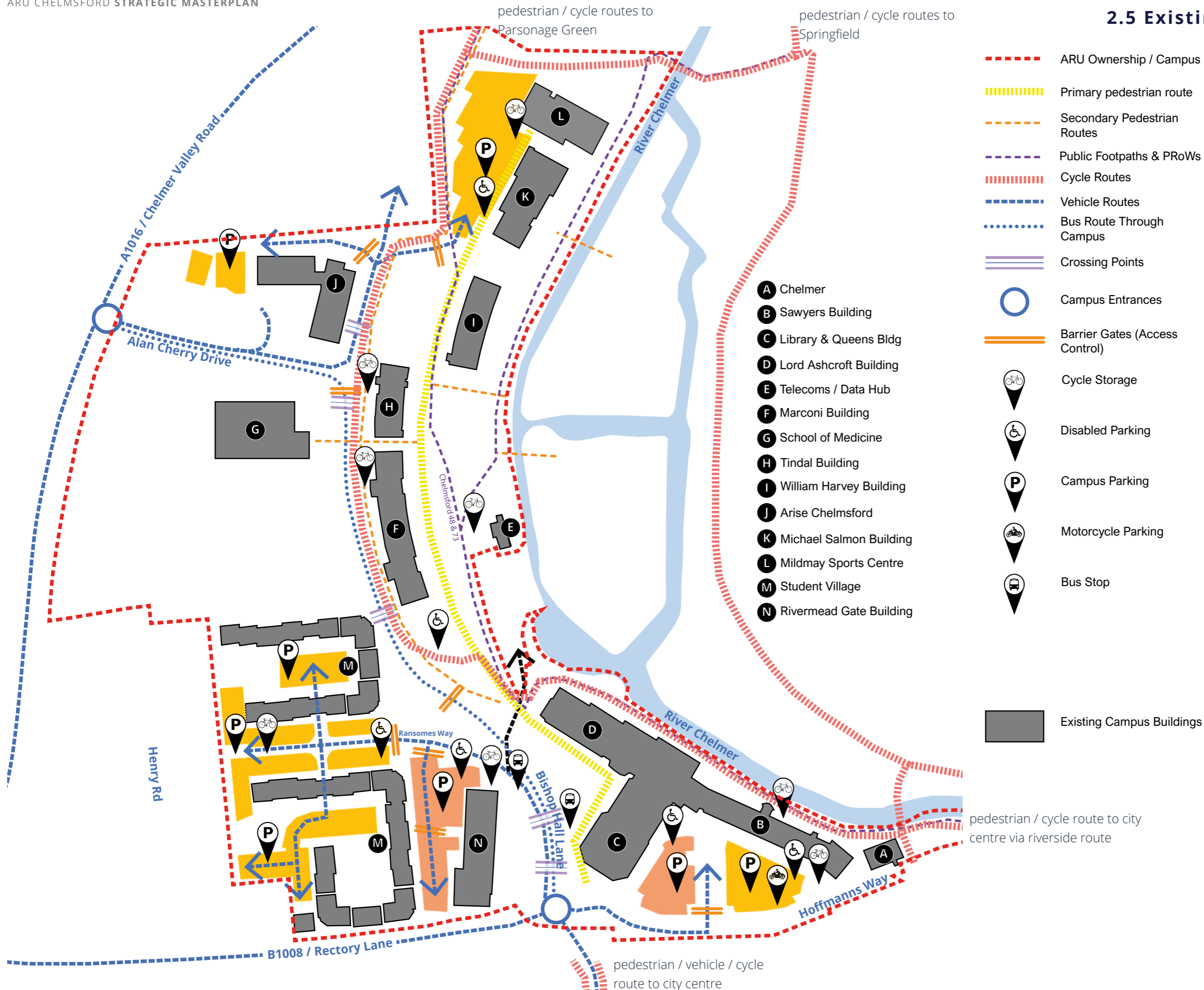
The western boundary of the campus is dominated by Chelmer Valley Road, with significant tree cover to both sides of the carriageway.

The only northern neighbour of the campus is the large electricity infrastructure site, adjacent to meadow (river flood plain).

Henry Road



2.5 Existing Campus Movement



ARU has a Travel Management Plan in order to reduce the environmental impacts of car travel to its campuses and to support its staff and students to make more sustainable travel choices.

In order to monitor the effectiveness of the Travel Management Plan they carry out annual travel surveys amongst staff and students.

Following the Covid-19 pandemic attendance and working patterns have altered significantly, with the successful introduction of more “agile working” which has enabled more staff to be based on campus (in shared workspace). As these new patterns emerge the ongoing surveys will help to capture information and identify future trends that could impact on how the campus masterplan is developed further in response.

Traffic and detailed highways analysis is not within the scope of this masterplan study, however we have noted (and listened to the campus user feedback) that there are a series of “clash points” both on the approach to campus and within the site itself.

The main pedestrian/cycling approach to the campus (from the City to the south) is across a busy junction, with no controlled pedestrian crossings – a junction currently designed to prioritise vehicular road traffic over other road users.

The gateway space into the campus (between Rivermead Gate and the Library / LAB) has four lanes of traffic, and although there are some raised

2.5 Existing Campus Movement



(uncontrolled) crossing points, the space is a vehicle priority one that does not connect effectively.

A further key clash point is caused by the large roundabout that sits within the site (Ransomes Way / Bus Lane / Island site junction - see image left). The design of this has been optimised for vehicle speed and ease rather than pedestrian/cyclist safety and there are no controlled crossings that connect the gateway space to the main campus circulation spine.



2.6 Existing Campus Parking

Whilst cycle and accessible parking should be distributed across campus most general car parking is situated to the outer edge of the campus. The masterplan will seek to improve on this strategy whilst reducing the overall footprint given over to parking.

Existing parking arrangements are set out in the tables below:

Table 1: Car Parking

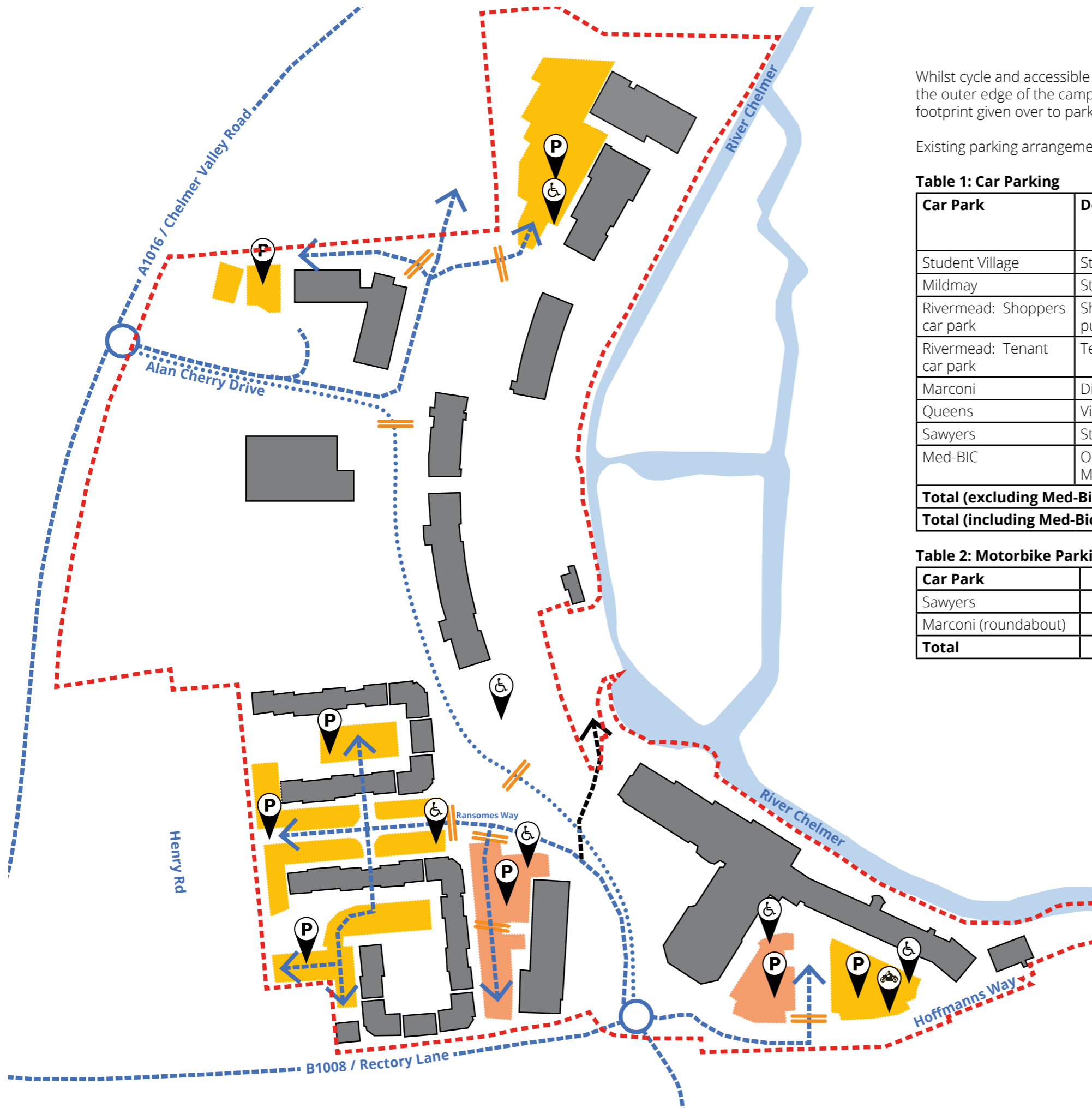
Car Park	Designation	Spaces (No.)	Disabled Spaces (No.)	Total Spaces
Student Village	Staff/Students/Visitors	150	9	159
Mildmay	Staff/Visitors	70	3	73
Rivermead: Shoppers car park	Short term customer parking for General public visiting Doctors surgery and shops	44	3	47
Rivermead: Tenant car park	Tenants of RMG and staff	22	1	23
Marconi	Disabled	0	3	3
Queens	Visitors	35	6	41
Sawyers	Staff/contractors	56	2	58
Med-BIC	Occupiers and Visitors of Med-BIC	51	3	54
Total (excluding Med-Bic)		377	27	404
Total (including Med-Bic)		428	30	458

Table 2: Motorbike Parking

Car Park	Total Spaces
Sawyers	11
Marconi (roundabout)	10
Total	21

Table 3: Cycle Parking

Location	Spaces (No.)
Sawyers	180
Telecomms	40
Mildmay	20
Salmon	8
School of Medicine	24
Tindal	22
Marconi (Spine)	10
Marconi (Roundabout)	12
Student Village	30
Rivermead	20
Med-BIC	40
Total *excluding Med-BIC	366
Total (including Med-BIC)	406



2.7 Trees / Landscape / Biodiversity



Although the site sits adjacent to a nature reserve, there are limited existing high quality trees and habitat on the site itself. There are no trees subject to the TPO on the site, with only some examples at the eastern boundary (adjacent to the river).

Most of the remaining existing open space (outside of the main circulation spine) is a mixture of (low value for habitat) grassed areas and hardstanding.



2.8 Flood Risk & Existing Services / Utilities



- Flood Zone 02
- Flood Zone 03
- Water
- Power
- Data
- Existing drainage swale

The flood risk zones identified here only affect the periphery of the existing site, with topography of the campus generally falling from west to east from the highest point near Alan Cherry Drive.

Although not all buried services are shown here, the majority of significant utilities follow either the connecting north south road or the main pedestrian link.



Example of existing swale (adjacent to Mildmay)

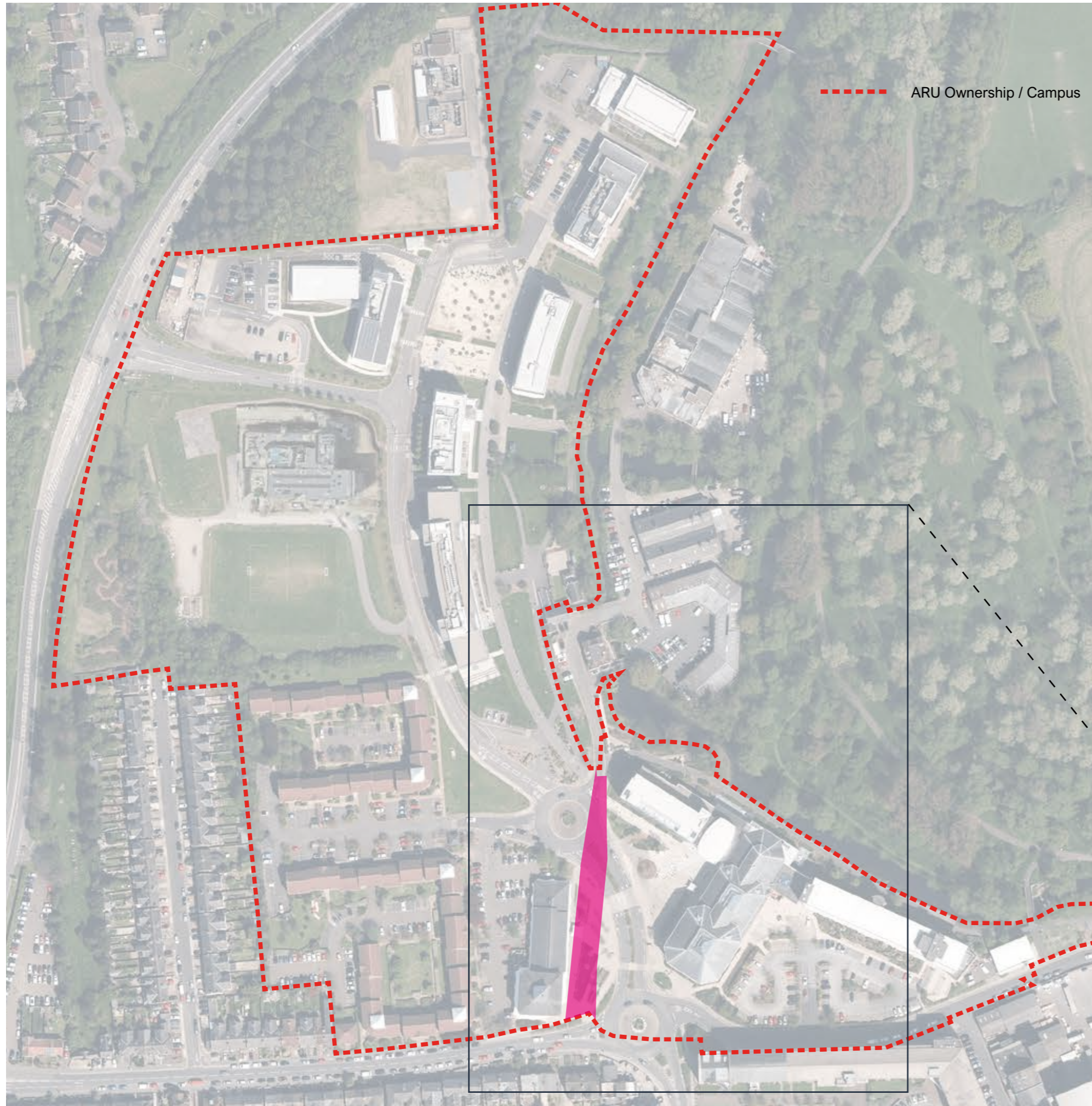


South east campus buildings adjacent to the River Chelmer

3.0 Masterplan Development

- 3.0 Approach to Masterplan
- 3.1 Building Retention / Redevelopment
- 3.2 Sustainability, Biodiversity & Drainage
- 3.3 Retention / Enhancement Open Space
- 3.4 Landscape Design Aspiration
- 3.5 Residual Development Area
- 3.6 Opportunities
- 3.7 Movement Strategy - Principles
- 3.8 Highways & Parking Strategy
- 3.9 Movement Strategy

3.0 Approach to the Masterplan



This masterplan is intended to inform future decisions on the use and adaptation of the campus - it is not a response to an immediate spatial requirement.

Using the site analysis and results of the engagement process we will demonstrate the process used in the next pages as follows:

Retain and Enhance the “Riverside” Campus

- Retain and enhance opportunities for biodiversity on and around the site and maintain the visual connection to the river and natural landscape beyond

A Spacious Campus

- Retain the key open spaces, and enhance to make more usable pedestrian priority landscape: the space between buildings is as important as any other development consideration

A Flexible Campus

- Creation of residual development zones that can be brought forward independently in any sequence: an essential part of the ARU brief that reflects the rapidly changing (and unpredictable) higher education sector demands.

A Connected Campus

- Restrict cars, parking and vehicle traffic to the periphery of the campus, giving full priority to pedestrian and cycle movement.
- Suggest future collaborative projects with external partners (eg Highways, Chelmsford City Council) with a shared goal of increased sustainable modes of transport and safer physical routes to and from campus to the City and wider region



1990 OS Map with current campus and adopted highway overlay.

When the campus was initially developed it was anticipated that the extent of the highway adoption would have been adjusted to reflect the newly aligned entrance road. As a consequence, the land immediately to the front of the Rivermead Gate building (highlighted pink) is still classified as adopted highway – it would be preferable if this situation is resolved to reflect the original intention.



3.1 Building Retention/Redevelopment

ARU have been developing new buildings and enhancing their existing campus buildings as a rolling programme of estate management. This masterplan recognises that some of the oldest buildings will become obsolete and no longer fit for purpose in a shorter time-frame - and irrespective of curricular demands.

Rivermead Gate currently functions as office space, medical surgery and commercial/retail units. It was one of the first buildings used by ARU. It is inflexible and dated, suffering from poor environmental performance. It also occupies the most prominent entry point to campus.

Redeveloping this plot would allow the creation of new and much improved gateway to the campus.

The existing student village does not deliver the current or future needs of the University. It is dated and of relatively poor quality, especially when compared with the offer from other competitors in Higher Education.

As well as increased expectations the changing demographic of students has and will continue to place considerable pressure on availability of on-campus accommodation. This can be a key recruitment factor for many courses - the ability to at least offer a first year place within on-campus accommodation. This is vitally important, together with the ability to offer returning (2nd and 3rd year) and international students on campus accommodation.





3.2 Sustainability, Biodiversity & Drainage



Renewable energy sources to be encouraged on all new buildings and retro-fitted to existing stock, again where appropriate and feasible (during planned refurbishment)



Use of **green/wild-flower roofing systems** to new buildings where appropriate - benefits include bio-diversity, rainwater retention, reduction in heat sink effect, atmospheric improvements

Site **improvement of biodiversity:** for example new and connecting hedgerows & habitat corridors



Shift towards predominant **EV parking and charging.** Shifting vehicles to edge of campus - bicycles and pedestrians given full priority



Health and Wellbeing - Reconnecting people with nature should be a major goal of any new work, either viewed from a window or in the journeys between buildings around campus.



SUDS - flood mitigation through soft-engineering and green infrastructure improvements.



Hard-wearing and **sustainably sourced materials** to be used in all new buildings (preferably from local sources).

3.3 Retention & Enhancement: Open Space



This diagram shows how retention and enhancement of existing open space should be considered as a key priority for any future campus development. These are shown as broad areas of new and enhanced open space, together with opportunities to add to and enhance the green space on campus, that should be designed to improve the biodiversity of the site but also as a core part of how the campus can help improve the health and well-being of staff, students and visitors. The open nature of the campus was one of the key positive aspects identified by the stakeholders – the masterplan has approached the space in between buildings as equally important to the buildings themselves.

Development of the landscape architecture of the campus should have high aspirations and look to maximise opportunities and increase the design quality of the public realm alongside the future development and improvement of the building stock. The following pages demonstrate some of this thinking and how it could be applied.

3.4 Landscape Design Aspiration

Social space to allow students to gather and promote a sense of identity.



Civilised street: Shared space to reduce dominance of vehicles near the social space.



Any potential new cycle hubs should be located close to university buildings and facilities. New cycle stores will be secure, covered, and well overlooked



3.4 Landscape Design Aspiration



Trees and low level planting separate pedestrian and residential spaces from vehicular route.



Opportunities for social spaces along the way within a natural setting.



Green buffers frame routes to entrances of residential spaces



Repeated planting beds mimic repetition of buildings while softening views.



Green space extended to be used as spill-out space draw students towards existing natural surroundings.

3.5 Residual Development Areas



This diagram shows the parcels of land on campus that are the suggested remaining areas for future development once the other factors (described in the previous pages) have been taken into account.

It is noted that these areas are identified as potential sites, and do not necessarily denote building footprints. Each development project would need to be considered on its own merits but should consider how the design can integrate with the wider aspects of the masterplan and existing campus and respond accordingly to the local site constraints which will vary across the campus.

Developments within these zones would be generally be 3-5 storeys in height to reflect the scale of the existing buildings on campus and any taller buildings proposed would need to be considered against provisions of Local Plan Policy DM28

(or successor documents).

The masterplan is a long term vision for the ARU campus, as such there may be appropriate shorter term uses for development sites that could be considered, especially if proposals would not detract from the longer term vision.

One example of this is the external sports area (a MUGA) on part of the land to the west of the William Harvey Building. This provides a valuable ARU and community resource whilst redevelopment of the Mildmay Sports building (and surrounding context) is being considered. This MUGA would be relatively easy to relocate to another location and not preclude future development in the same way that a built structure might.

3.6 Opportunities



- A Chelmer
- B Sawyers Building
- C Library & Queens Bldg
- D Lord Ashcroft Building
- E Telecoms / Data Hub
- F Marconi Building
- G School of Medicine
- H Tindal Building
- I William Harvey Building
- J Arise Chelmsford
- K Michael Salmon Building
- L Mildmay Sports Centre
- M Student Village
- N Rivermead Gate Building

1 SPORTS & FITNESS

Enhancing the provision of the existing Mildmay Sports Centre - potential to double the amount of hall space, together with an outdoor multi-use games area.

2 COLLEGIATE SPACE

Replacing the Mediterranean Garden with more contained landscaped square - a place to become a "collegiate" focus for the existing buildings fronting onto it, together with a new teaching/research building.

3 NORTH WEST GATEWAY

Potential to expand the Medical School and other potential education buildings to meet the growing demand for specialised teaching and lecture space. Consolidation of (non-disabled) staff parking to new parking zone, keeping most of the traffic away from pedestrian and cycle zones.

4 INTERSECTION

Potential to create a new focus building to the south of Marconi - recognising the future importance of routes to the east and west. This teaching/research building could help to consolidate departmental space within Marconi by freeing up shared space.

5 UNIVERSITY SQUARE

This is the "front door" to the campus and through redesigning the public realm and highway the future campus could have a new civic space that enhances the outward facing functions in this zone. Redevelopment of Rivermead Gate would help to enclose this space, but also provide a gateway building to the campus - connecting to the city beyond.

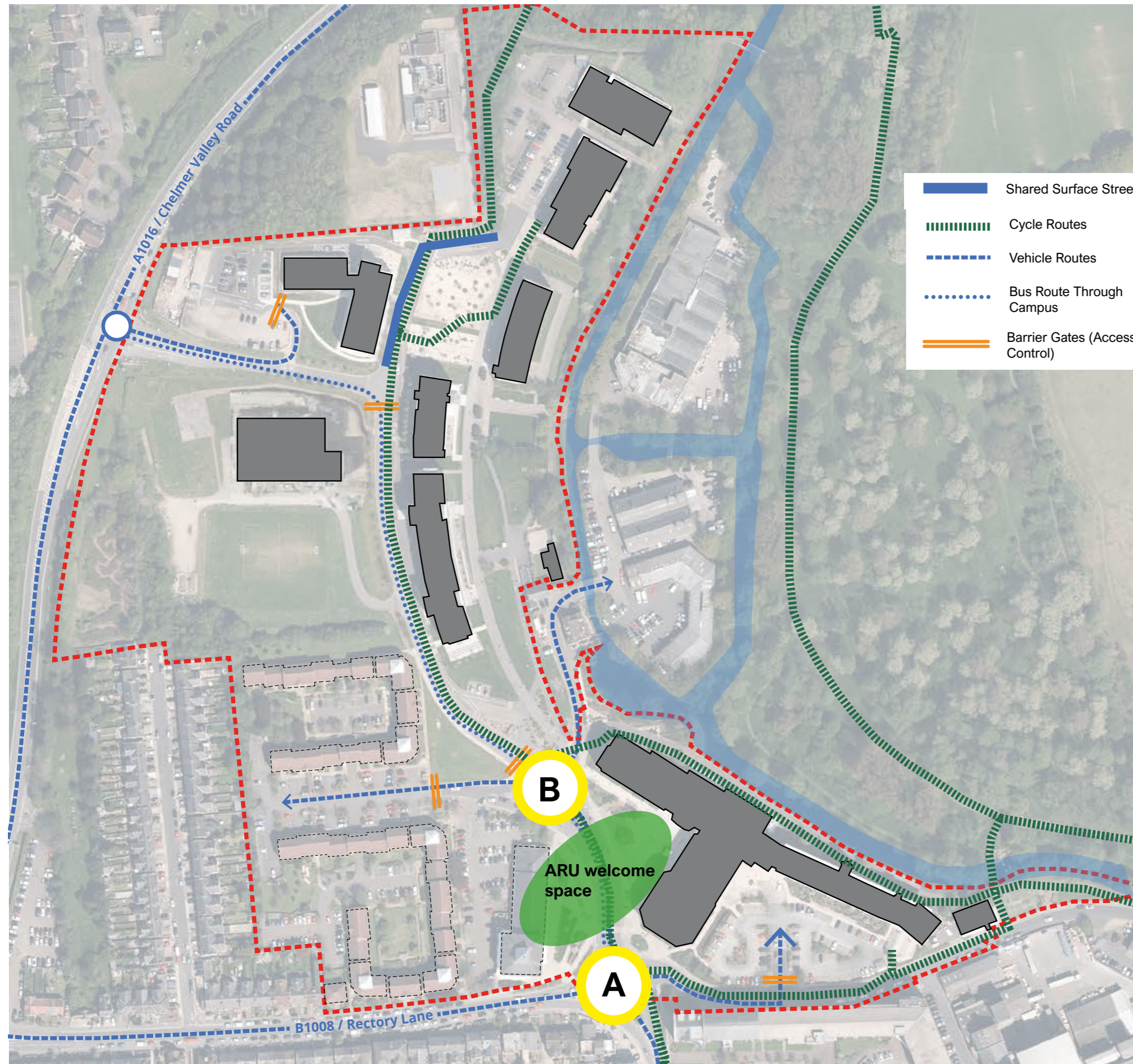
6 RESIDENTIAL ZONE

Complete redesign of the on site residences to not only increase the scale of provision but to provide a much higher standard of accommodation. The spaces between blocks would open to the campus to connect them and provide shared high quality landscaped spaces to enhance the campus experience.

7 ESTATES FACILITIES HUB

Consolidation/co-location of key campus servicing facilities.

ELEMENTS IN THE MASTERPLAN ARE INDEPENDENT AND MAY COME FORWARD IN ANY SEQUENCE IN RESPONSE TO IDENTIFIED NEEDS AT THAT TIME



3.7 Movement Strategy - Principles

Key Principles of the future Movement Strategy:

Enhancing Pedestrian & Cycling Priority

- The proposed movement strategy will enhance pedestrian priority on campus, keeping vehicular access to a minimum.
 - Cycling and wheeled transport will also be placed above car travel in terms of priority, and consideration should be given to reducing speed limits in all areas.
- Any future parking strategy should recognise the advantages of keeping any parking to the north and south of the campus, freeing up the interior for pedestrian and cycle movement. ARU will continue to promote opportunities to enhance pedestrian and cycle connectivity across the campus. Whether any future development proposals will be associated with off-site mitigation measures for sustainable transport modes will depend on the scale and nature of the proposals, as well as the contextual circumstances at the time of determination.

Addressing Clash Points

This masterplan highlights the potential removal or adaptation of the roundabouts on site. The current road design is considered the biggest obstacle to pedestrian and cyclist safety within the campus where cars have priority over other users.

However, the delivery of this aspiration will depend on numerous factors, including third party access, cost and the ability to develop an acceptable alternative junction design. The opportunity can therefore be considered aspirational as opposed to a commitment.

It is noted that any modifications to junctions **A** and **B** would require a detailed scheme to be prepared and be subject to agreement with the local highways authority.

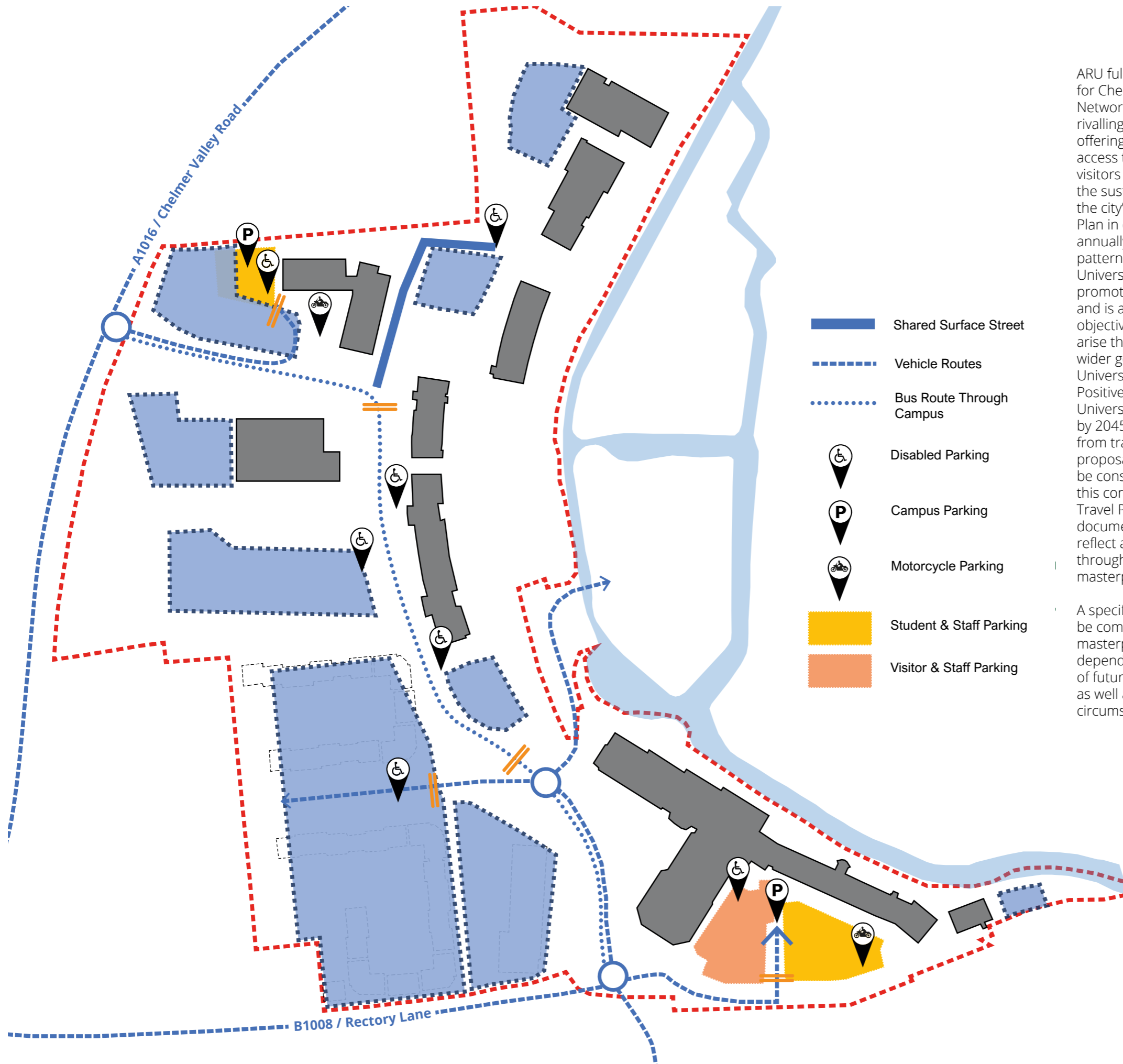
Enhancing Public Realm

- The space outside Queens and Lord Ashcroft Building is seen as the key welcome space for the campus. The future ambition within the masterplan is to visually and physically connect across the bisecting road, creating a "University Square" that will act as a front door to the University but also a connection to the City beyond. Any improvements to the highway should reference this ambition.

Travel Plan

ARU already operates a Travel Plan to help promote sustainable modes of travel and monitor means and mode of travel for both staff and students. Depending on the scale of any future scheme(s) and policy requirements at the time of determination, the Travel Plan would be updated to incorporate new development.

3.8 Highways & Parking Strategy



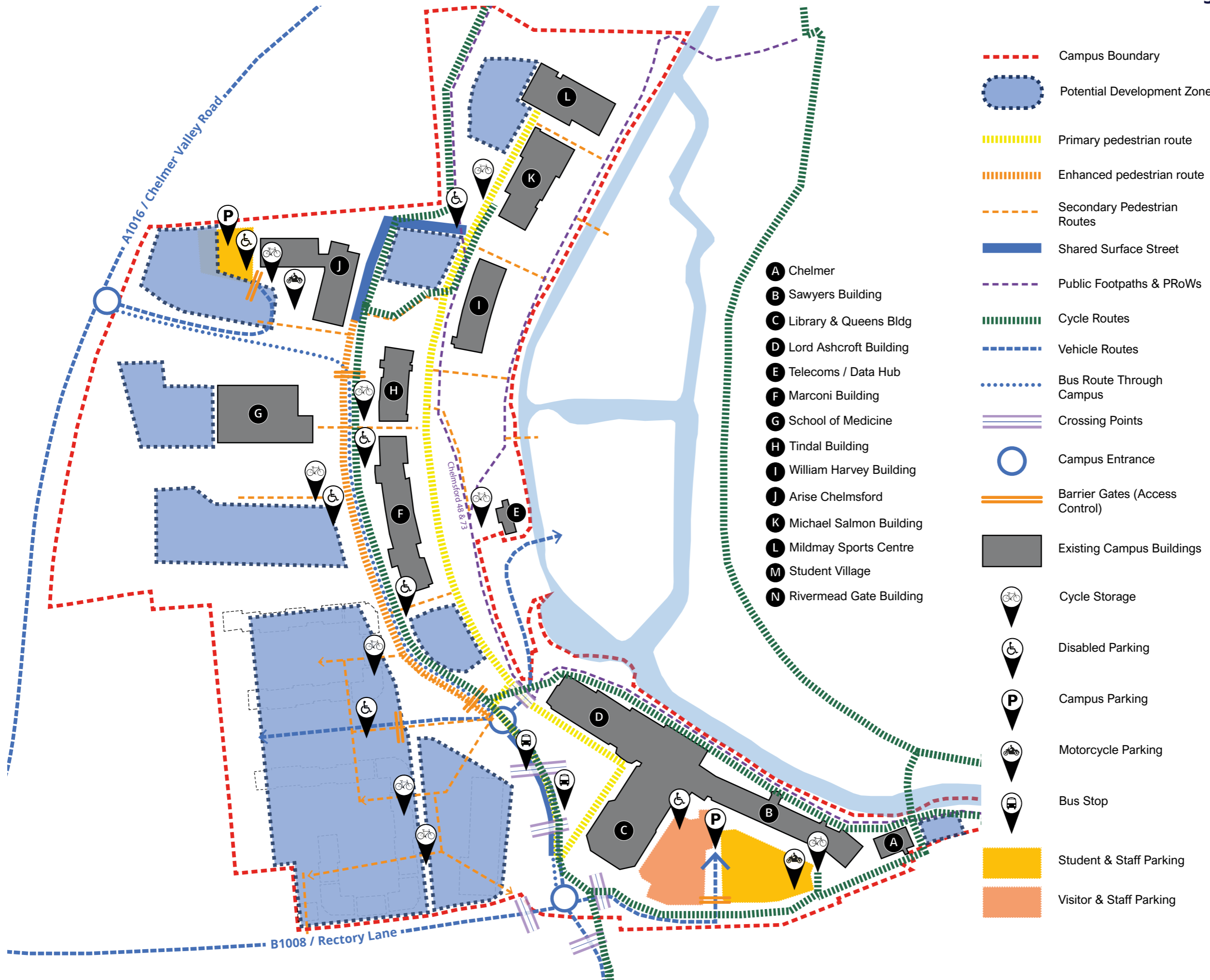
ARU fully supports the 2036 vision for Chelmsford's Future Transport Network "to become 'best in class' rivalling similar cities across the UK offering enhanced connectivity, and access to opportunities for residents, visitors and businesses to support the sustainable economic growth of the city". ARU already has a Travel Plan in operation and it is updated annually. This monitors existing patterns of travel to and from the University, includes commitments to promote sustainable modes of travel and is adapted with new Action Plan objectives wherever opportunities arise that would help support its wider goals. This aligns with the University's ambitious 'ARU Climate Positive Plan' which aims for the University to become zero carbon by 2045, including indirect emissions from travel. Any future development proposals at the campus would be considered and designed in this context. Furthermore, as the Travel Plan is an intuitive and fluid document, it can be updated to reflect any specific opportunities throughout the lifespan of the masterplan.

A specific reduction in parking cannot be committed to within this strategic masterplan as it will be heavily dependent on the scale and nature of future development proposals, as well as particular University circumstances. For instance, ARU find

on-site parking for medical/nursing/paramedic students that do late night placements is imperative for their safety and wellbeing. ARU will want to ensure their future aspirations not only serve their sustainability goals but also consider the broader needs of their staff and students, which are expected to change over the lifespan of the masterplan. However, this masterplan commits to the overall promotion and support for sustainable transport modes and an overall reduction in car parks on site is expected in the medium to long term.

The Masterplan looks to enhance further the current approach to placement of car parking – by keeping clusters to the perimeter of the campus, giving priority to pedestrian and cycle movement to and within the area. Where possible in future ARU would look to replace certain surface car parks with public space and appropriate development. This could be achieved by providing undercroft parking and/or parking over more than one storey which could lead to an overall reduction in the percentage of the campus footprint being used for parking. Visitor parking could remain to the south of the campus, with appropriate provision for accessible parking distributed across campus to be close to key buildings.

3.9 Movement Strategy



The proposed movement strategy looks to build on the desire for a pedestrian priority campus that keeps vehicular access to a minimum (the retained bus route through the campus, servicing and disabled parking/access and for those staff/students with a justified need).

The current primary pedestrian route to the east of the main building spine is retained and enhanced, the route to the west of this spine should be enhanced – allowing for future improved connections to both the Medical School and the main areas of potential development.

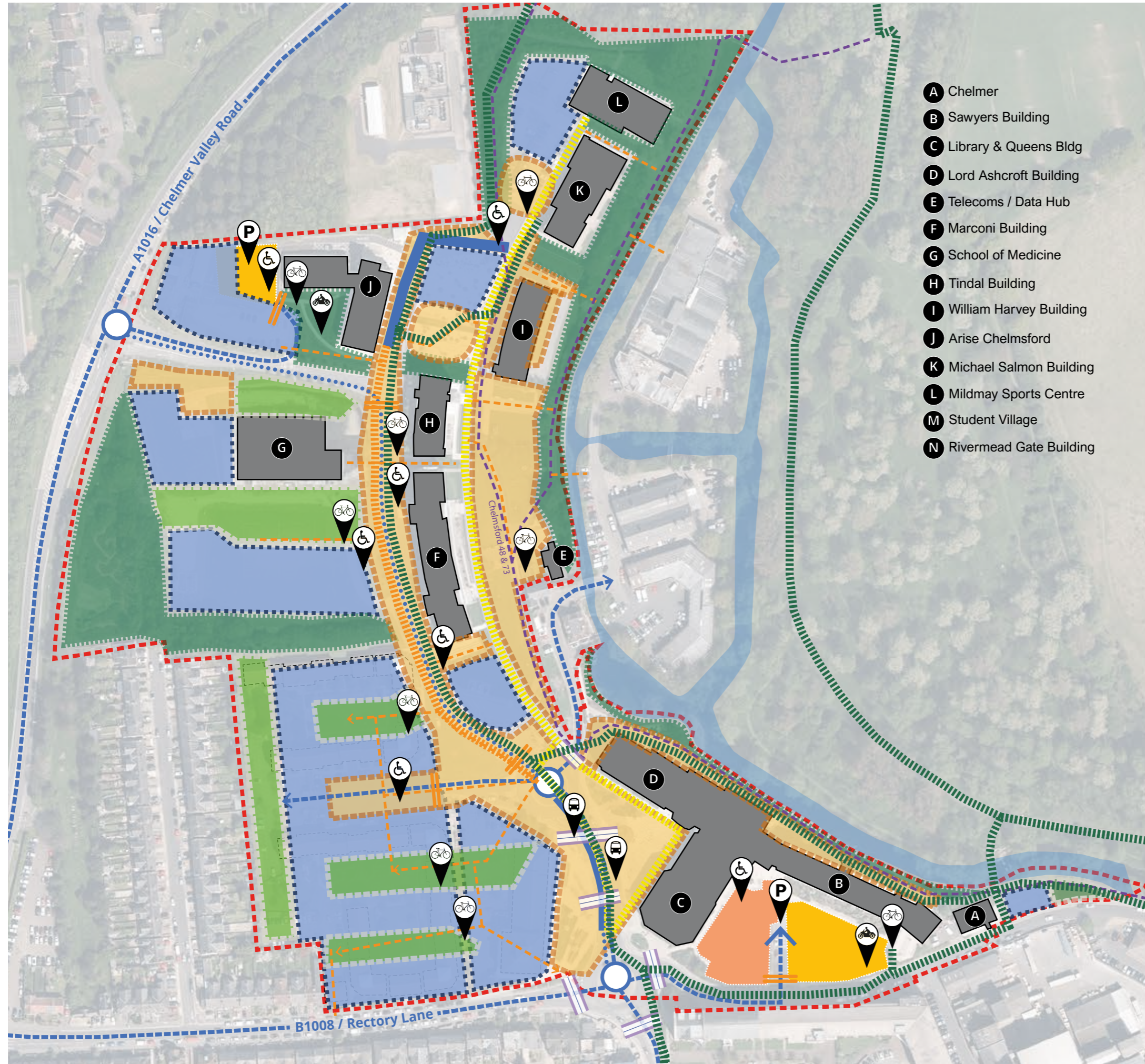
Any potential new cycle hubs should be located close to university buildings and facilities. New cycle stores will be secure, covered, and well overlooked.

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- - - Campus Boundary
- Potential Development Zone
- Primary pedestrian route
- Enhanced pedestrian route
- Secondary Pedestrian Routes
- Shared Surface Street
- Public Footpaths & PRowS
- Cycle Routes
- Vehicle Routes
- Bus Route Through Campus
- Crossing Points
- Campus Entrance
- Barrier Gates (Access Control)
- Existing Campus Buildings
- 🚲 Cycle Storage
- ♿ Disabled Parking
- P Campus Parking
- 🏍️ Motorcycle Parking
- 🚌 Bus Stop
- Student & Staff Parking
- Visitor & Staff Parking

4.0 The Strategic Masterplan

4.0 Masterplan



- A** Chelmer
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- Potential Development Zones
- Enhanced Landscape
- Enhanced Public Realm
- Primary pedestrian route
- Enhanced pedestrian route
- Secondary Pedestrian Routes
- Shared Surface Street
- Public Footpaths & PROWs
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- Barrier Gates (Access Control)
- Existing Campus Buildings
- Cycle Storage
- Disabled Parking
- Campus Parking
- Motorcycle Parking
- Bus Stop
- Student & Staff Parking
- Visitor & Staff Parking



Appendix 2 – Consultation responses

Essex County Council Highway Authority

The Highway Authority have reviewed the revised masterplan document for Anglia Ruskin University, Titled - Strategic Masterplan, revision - 5.19, dated August 2024. The document sets out high level principles for the site, including related highways aspects.

The document has a section regarding the principles of the future movement strategy. The future movement strategy refers to enhancing pedestrian and cycling priority within the ARU site and off-site highway improvements for sustainable travel. The strategy also seeks to promote active and sustainable travel to the site and will continue to implement a site travel plan (students and staff), which is supported. No further vehicular parking provision is proposed on-site and new well-location and secure cycle parking is proposed.

The suggestion of alterations to the highway within the campus (in the area between the two roundabouts) will require detailed assessment and associated design work considering all highway users and should take into account any future schemes proposed by ECC, or others, in this area. Any proposed scheme, or highway alterations, would be subject to ECC agreement.

Future applications on site will likely require a transport assessment to be submitted to identify and mitigate the highway impact of the proposal.

To conclude, the Highway Authority have no adverse comments to make on the masterplan, from a highways and transportation perspective.

The Environment Agency

Flood Risk

Our map shows the site lies within fluvial Flood Zone 3, defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. To comply with national policy any future application will therefore need to pass the Sequential Test and Exception Test and be supported by a site specific Flood Risk Assessment.

We would recommend that all built development is placed outside of the Flood Zone and Flood Storage compensation is considered if any landscaping will decrease flood storage capacity.

Biodiversity

Biodiversity net gain (BNG) is an approach to development which aims to leave nature in a measurably better state than beforehand. It is recognised as a powerful way to deliver wider outcomes that benefit the environment, wildlife and people. BNG offers considerable scope to help create resilience places, through maximising opportunities to improve the water environment, manage flood risk and addressing climate risks.

We would like to encourage ambitious targets for Biodiversity net gain for new developments as the government target is 10% positive. We would welcome more active consideration to biodiversity and these development targets to be included in this document. We would also recommend that any new planting onsite is done using native species of local provenance to deliver the best habitat for wildlife.

Water quality and resources

Water Pollution

We suggest a policy that encourages the use of SuDS in Urban areas because water pollution can be exacerbated by run-off from urban areas. SuDS should be designed to deliver multiple environmental benefits such as flood risk and water quality management, biodiversity and landscape enhancement, and improve amenity, access and open space. Any SuDS designs will need to be in line with requirements of Ciria C753 and the SuDS Manual. This would be in line with the NPPF paragraph 174 section E and the inclusion of a policy around the use of SuDS will help protect the environment and ensure that uses of the water (such as a source of drinking water, or for amenity) can continue.

We would strongly encourage that measures be put in place to see water quality and habitats are protected for wildlife.

Water Resources and Groundwater Pressures

We encourage water efficiency measures and SuDS and consideration should be given to the stressed groundwater resources within the area. SuDS are also an effective measure with regards to Water resourcing issues. A policy should consider rainwater harvesting and infiltration should be used to aid aquifer recharge. Any policy to support this should encourage the review of groundwater quality as well as the potential river pollution.

Climate Change

We note that this is a high level document, however we would like to see reference to Climate Change Adaptation and Mitigation. Measures should be implemented to ensure that the development will be fit for purpose for its lifetime in line with Future projections of hotter drier summers, warmer wetter winters and increased storminess. This could include details such as increasing the thermal mass of buildings to decrease temperature sensitivity, consideration of drought resistant planting and Green/Brown Roofs.

CHELMSFORD POLICY BOARD WORK PROGRAMME

7 November 2024
<ul style="list-style-type: none"> - Co-Living Housing Planning Advice Note – approve for consultation - Strategic Housing Land and Economic Availability Assessment (SHELAA) - 2024 Update - ARU Masterplan Approval (recommendation to Cabinet)
17 December 2024
<ul style="list-style-type: none"> - Review of Local Plan – approve Pre-Submission Local Plan (Regulation 19), Integrated Impact Assessment (IIA) and supporting documents for publication and consultation - Revised Draft Planning Obligations Supplementary Planning Document – approval for consultation
16 January 2025
<ul style="list-style-type: none"> - Homelessness and Rough Sleepers Strategy (recommendation to Cabinet) - Updated Essex Parking Standards Guidance (recommendation to Cabinet)
20 March 2025
<ul style="list-style-type: none"> - Feedback from the Waterways Working Group
<i>Standing or other items not currently programmed</i>
<ul style="list-style-type: none"> - Recommendation and referral to Full Council to submit review of Local Plan (Regulation 22) for Independent Examination. Date of meeting dependent on confirmation by Government of Local Plan Transitional Arrangements. - Recommendation and referral to Full Council to adopt the review of Local Plan (Regulation 26)