

SHELAA Reference:	CFS5	RAG Rating:	Red		27 Nov 2024	
Site Address:	Land South	of 1 Oak Cottages, Cha	lk Street, Rettendo	n Common, Cheln	nsford, Essex, CM3 8DD	
Parish:	Rettendon		Total Score:	97		
Developable Site Area	0.01		Reason for			
(ha):			discounted areas	s:		
Potential Yield:	0		Typology:	19		
Proposed Use:	Residential		Comments on th	e size		
			of site:			
Suitability Criteria:			Suitabi	lity Rating:	Red	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed em	ployment allocation	n	
Impact on Retail Areas	5	Development does no	ot result in the loss of	established shops a	and services within	
		Chelmsford City Centr Neighbourhood Centr		errers Town Centre	e or any designated	
Proximity to the Workplace	5	Site is within 2km wal	king distance of an e	mployment allocation	on	
Public Transport	0	Site is in excess of 400	Om walking distance f	rom all services		
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing F	ROW or cycle netw	rork	
Vehicle Access	5	A route exists enablin	g vehicle access into/	adjacent to the site	!	
Strategic Road Access	N/A	\				
Designated Heritage Assets	5	Site does not contain	any designated herita	age assets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated l	neritage assets		
Archaeological Assets	5	Site is not thought to	contain any assets of	archaeological inte	rest	
Minerals & Waste Constrain	nts 5	Less than 5ha of a site	is within a Minerals	Safeguarding Area.	Site is not within a	
		Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Cour				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		Open Space, an exis	ting/proposed Country	
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or G Wedge				
Land Classification	0					
Protected Natural Features	3		e of any protected na	tural features but is	s within 100m of a locally	
		designated protected		thin 500m of an int	ernational/national	
		designated protected				
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Ar		Site is in excess of 500				
Ground Condition Constrain		Ground treatment is r	•	quired		
Neighbouring Constraints	5	Site has no neighbour	•		Lul Cu	
Proximity to Key Services	0	Site is in excess of 2kr Centre/South Woodh			es and the City	
Community Facilities	5	Development would r			l strain on an	
Community Facilities		existing/proposed sch recreation facility		•		
Comments on Suitability	Out	side of DSB. Access is via a	driveway off of Chalk	Street. 1 tree prote	ected under TPO/2002/83	
•		nin 100m	•	•		
Availability Criteria:			Availab	ility Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public se	ctor		
Land Condition	4	Established single use	!			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or	N/A					
Allocation						
Comments on Availability	Site	currently in use for other	ourpose.			
Achievability Criteria:			Achieva	ability Rating:	Green	
Viability	5	Development is likely		, ,		
Timescale for Deliverability		Up to 5 years				
Comments on Achievability		•				

SHELAA Reference:	CFS6		RAG Rating:	Amk	per	2	7 Nov 2024		
Site Address:	Land Nor	rth of	Peaches House, Sout	hlands	Chase, Sandon, Ch	elmsford, E	ssex		
Parish:	Danbury		·	Total	Score:	104			
Developable Site Area	0.07			Reasc	on for				
(ha):				disco	unted areas:				
Potential Yield:	2			Typol	ogy:	19			
Proposed Use:	Resident	ial		Comn	nents on the size				
				of site	e:				
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	reas 5	,	Site is outside of any e	xisting/p	proposed employme	nt allocation			
Impact on Retail Areas	5	5	Development does no			•			
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated		
Durantinate is a star Managaria			Neighbourhood Centro		a distance of an amn	laumant alla	antian		
Proximity to the Workplace			Site is in excess of 2km walking distance of an employment allocation Site is within 400m walking distance of one or more services						
Public Transport	5								
PROW and Cycling Connect			Site is within 100m wa			-	HELWOIK		
Vehicle Access	5		A route exists enabling	A route exists enabling vehicle access into/adjacent to the site					
Strategic Road Access		N/A	Site dees not contain	عمد طمع:	anatod haritaga saas	+c			
Designated Heritage Assets			Site does not contain a						
Non-Designated Heritage A			Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest						
Archaeological Assets	5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Minerals & Waste Constrain	nts 5	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area					offe is not within a		
Defined Open Space	5	5 Site does not lie within an area defined as Open Space, an existing/proposed C					ing/proposed Country		
Defined Open Space		,	Park or 'Other' Green Space						
Green Belt & Green Wedge	5	;	Site does not lie within the Metropolitan Green Belt or Green Wedge						
Land Classification	0)	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	0)	Site partially or wholly	compri	ses of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	5	Site is wholly within Fl						
Air Quality Management Ar	eas 5	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrain	nts 5	<u>, </u>	Ground treatment is n	ot expe	cted to be required				
Neighbouring Constraints	5	5	Site has no neighbouri						
Proximity to Key Services	0)	Site is in excess of 2km Centre/South Woodha			more service	s and the City		
Community Facilities	5	5	Development would n		•				
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	sports, leisure, or		
Comments on Cuitability	Λ	\diaco	recreation facility nt to DSB. In range of bu	ic ctons	2 trace protected un	der TDO /200	09/050 within the site		
Comments on Suitability		ounda	=	is stops.	z trees protected di	idei 170/200	09/000 within the site		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership	5	5	Held by developer/wil	ling own					
Land Condition	4	ļ.	Established single use						
Legal Constraints	5	5	Site does not face any	known l	egal issues				
Planning Permission or	N	N/A							
Allocation									
Comments on Availability	S	ite cur	rently in use for other p	urpose.					
Achievability Criteria:					Achievability	Rating:	Green		
Viability	5	5	Development is likely	viable		-	-		
Timescale for Deliverability	5	;	Up to 5 years						
Comments on Achievability		ı							

SHELAA Reference:	CFS7		RAG Rating:	Amb	er	2	7 Nov 2024
Site Address:	Land c	pposite	e Peach House, Southl	ands Ch	ase, Sandon, Chel	msford, Ess	sex
Parish:	Sando	n		Total	Score:	102	
Developable Site Area	2.96			Reaso	n for		
(ha):				discou	ınted areas:		
Potential Yield:	58			Typol	ogy:	3	
Proposed Use:	Reside	ential		Comn	nents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	iting:	Amber
Proximity to Employment A	Areas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•	
Proximity to the Workplace	9	0	Site is in excess of 2km	n walking	distance of an emp	loyment allo	cation
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	5	5	Site does not contain a	any desig	nated heritage asse	ts	
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaec	ological intere	est
Minerals & Waste Constrai	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not withi Minerals or Waste Consultation Area				
Defined Open Space		5	5 Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space				
Green Belt & Green Wedge		5	Site does not lie within				
Land Classification		O Site is predominantly Greenfield and primarily within the land classification/ Grade 2 or Grade 3					
Protected Natural Features	;	0	Site partially or wholly		•	rotected natu	ural features
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management A		5	Site is in excess of 500				
Ground Condition Constrain	nts	5	Ground treatment is n		•		
Neighbouring Constraints		5	Site has no neighbour				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	am Ferre	rs Town Centre		
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		road fr	e of DSB. In range of bus ontage on East Hanning TPO/2009/050 and 2 pro	field Roa	d. Trees protected u	nder TPO/20	007/014, 3 protected
Availability Criteria:					Availability R	lating:	Green
Land Ownership		5	Held by developer/wil	ling own	er/public sector	_	
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or Allocation		Permi	ssion 19/00941/FUL g	granted.			
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Yellow
Viability Circuit.		5	Development is likely	viable	, tornevability		1
Timescale for Deliverability	,	4	Over 5 years				
Comments on Achievability		7	Jeci 5 years				
comments on Acmevability							

SHELAA Reference:	CFS9		RAG Rating:	Yello	ow	2	7 Nov 2024	
Site Address:	Land S	outh Ea	ist of the Lion Inn, Ma	in Road	, Boreham, Chelm	sford, Esse	х	
Parish:	Boreha	am		Total	Score:	106		
Developable Site Area	14.699)		Reaso	n for	Overhead	power line (0.001ha)	
(ha):				discou	ınted areas:			
Potential Yield:	252			Typol	ogy:	1		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	:			
Suitability Criteria:					Suitability Ra	ting:	Green	
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation		
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
5 ' ' ' ' ' '		_	Neighbourhood Centr					
Proximity to the Workplace	:	5	Site is within 2km walking distance of an employment allocation Site is within 400m walking distance of one or more services					
Public Transport		5						
PROW and Cycling Connect	ivity	5	Site is within 100m wa	_			network	
Vehicle Access		5	A route exists enabling	g venicie	access into/adjacen	t to the site		
Strategic Road Access		N/A	C'ha da a a a banda' a					
Designated Heritage Assets		5	Site does not contain		<u> </u>			
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	_	s not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	2	Site is wholly or partially within an identified Minerals Safeguarding Area and I further assessment to be undertaken in the form of a Minerals Resource Asses				•	
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/proposed Cou						
Defined Open Space		5	Park or 'Other' Green Space				mg/proposed country	
Green Belt & Green Wedge		5					Vedge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	/ compris	es of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is r	ot exped	ted to be required			
Neighbouring Constraints		5	Site has no neighbour	ing const	raints			
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov			and/or the C	ity Centre/South	
Community Facilities		3	Development would p			ot result in th	ne loss of on an	
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or	
			recreation facility				0 11 1	
Comments on Suitability		-	nt to DSB. In range of bu 202/085 possibly with ve	-				
Availability Criteria:		11 0/2	502,003 possibly with ve	- Corair cr	Availability R		Yellow	
Land Ownership		3	Promoter has an optic	on to nur	•			
Land Condition		5	Vacant land & building					
Legal Constraints		3	Site may possibly face		ues			
Planning Permission or		N/A		-03. 100				
Allocation		14/ 17						
Comments on Availability		No evi	dence of landowner/s su	ipport w	th submission. Site r	not within pr	omoters ownership.	
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			1	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			. , , , , ,					
Commence on Acrievability								

SHELAA Reference: (CFS10		RAG Rating:	Amb	er	2	7 Nov 2024
Site Address:	Mount	Maska	ll, Generals Lane, Bor	eham, (Chelmsford, Essex,	CM3 3HW	
Parish:	Boreha	m		Total	Score:	99	
Developable Site Area	0.77			Reaso	n for		
(ha):				discou	unted areas:		
Potential Yield:	15			Typol	ogy:	5	
Proposed Use:	Resider	ntial		Comn	nents on the size		
				of site	::		
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace	!	5	Site is within 2km wall				1
Public Transport		0	Site is in excess of 400				
PROW and Cycling Connecti	ivity	5	Site is within 100m wa				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				
Non-Designated Heritage As	ssets	5	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	ological intere	est
Minerals & Waste Constrair	nts	0	, ,	ere safeg	uarded infrastructur	re is permane	tion Area and/or Waste ent in nature or where th delivery of deve
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country
Green Belt & Green Wedge		5	Site does not lie within				
Land Classification		0	Grade 2 or Grade 3				lassification/s: Grade 1,
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	internat	ional/national desig		
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar	eas	5	Site is in excess of 500				
Ground Condition Constrain	nts	3	Ground treatment is e			art of the site	!
Neighbouring Constraints		5	Site has no neighbouri				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	am Ferre	rs Town Centre		
Community Facilities		5	Development would n existing/proposed sch recreation facility		•		
Comments on Suitability		Outside	e of DSB. Grade 2 listed	building	within site. Mining c	ontamination	n in the adjacent field.
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		3	Promoter has an option	n to pur	chase site or collabo	rate with exi	sting owner
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or Allocation		N/A					
Comments on Availability							
•					Achievability	Rating:	Green
Achievability Criteria:							l
•		5	Development is likely	viable			
Achievability Criteria: Viability Timescale for Deliverability		5	Development is likely Up to 5 years	viable			

SHELAA Reference:	CFS11		RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	Barn a	t Little I	ongs Chatham Green	, Little	Waltham, Chelmsf	ord, Essex		
Parish:		Walthan			Score:	120		
Developable Site Area	0.04			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	1			Typol	ogy:	22		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site):			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p				
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centr	•	Woodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centr					
Proximity to the Workplace	5	5	Site is within 2km walking distance of an employment allocation Site is within 400m walking distance of one or more services					
Public Transport		5						
PROW and Cycling Connect	tivity	5	Site is within 100m wa	_		-	network	
Vehicle Access		5	A route exists enabling	g venicle	access into/adjacen	τ το the site		
Strategic Road Access		N/A	C'ha dana e e e					
Designated Heritage Assets		5	Site does not contain any designated heritage assets					
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5						
Minerals & Waste Constrai	nts	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area					ite is not within a	
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed 0				ing/proposed Country			
bermed open space		3	Park or 'Other' Green			,	O, p. s.p. s.s.s.s.y	
Green Belt & Green Wedge	;	5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge	
Land Classification		5	Site is predominantly	Previous	ly Developed Land			
Protected Natural Features	;	5	Site is in excess of 100		, .			
			excess of 500m of any			nated proted	cted natural features	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A		5	Site is in excess of 500					
Ground Condition Constrai	nts	5	Ground treatment is n	•				
Neighbouring Constraints		5	Site has no neighbour				dub - Cit	
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City	
Community Facilities		5	Development would n			ıt additional	strain on an	
community racinties		3	existing/proposed sch		•			
			recreation facility					
Comments on Suitability		Adjace	nt to DSB. In range of bເ	ıs stops.	Accessible via a righ	t of way.		
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector			
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known l	egal issues	·		
Planning Permission or		N/A						
Allocation								
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable		-	•	
Timescale for Deliverability	,	5	Up to 5 years					
	/							

SHELAA Reference:	CFS12	RAG Rating:	Amber	2	7 Nov 2024			
Site Address:	Land North	East of Recreation Gro	und, Chatham Green, Littl	e Waltham,	Chelmsford, Essex			
Parish:	Little Walth	am	Total Score:	110				
Developable Site Area	0.6		Reason for					
(ha):			discounted areas:					
Potential Yield:	12		Typology: 5					
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation				
Impact on Retail Areas	5	•	ot result in the loss of establis	•				
		- I	re, South Woodham Ferrers 1	Town Centre	or any designated			
5 1 10 1 11 11 1 1	_	Neighbourhood Centr						
Proximity to the Workplace			Site is within 2km walking distance of an employment allocation Site is within 400m walking distance of one or more services					
Public Transport	5				.1.			
PROW and Cycling Connect			to either an existing PROW o		DLK			
Vehicle Access	5		g vehicle access into/adjacer	it to the site				
Strategic Road Access	N/A	+						
Designated Heritage Assets			any designated heritage asse					
Non-Designated Heritage A		Site does not contain any non-designated heritage assets						
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Defined Ones Care		Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country						
Defined Open Space	5	Park or 'Other' Green Space						
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge						
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade						
Laria ciassification		Grade 2 or Grade 3	, ,		,			
Protected Natural Features	5	Site is in excess of 100	Om of any locally designated	protected na	tural features and in			
			y international/national desig	nated proted	cted natural features			
Flood Risk Constraints	5	Site is wholly within F						
Air Quality Management Ar		+	Om from a designated AQMA					
Ground Condition Constrain			not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	_					
Proximity to Key Services	0		m walking distance of one or	more service	s and the City			
Community Facilities			am Ferrers Town Centre	ıt additional	strain on an			
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place					
		recreation facility	,a.a.a.a.a.a.a.a.a.a.a.	p/3	.p. 1 . 60, 10.0001 C) O1			
Comments on Suitability	Outs		s stops. Gated road access.					
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wi	illing owner/public sector					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face any	=					
Planning Permission or	N/A							
Allocation								
Comments on Availability								
Achievability Criteria:			Achievability	/ Rating:	Green			
Viability	5	Development is likely						
Timescale for Deliverability		Up to 5 years						
		, , , , , ,						

SHELAA Reference:	CFS13		RAG Rating:	Gree	en	2	7 Nov 2024
Site Address:	Land So	uth Ea	st of Tyrells Cottages,	, Main F	oad, Boreham, Ch	nelmsford, E	ssex
Parish:	Borehar	n		Total	Score:	105	
Developable Site Area	6.975			Reaso	n for	Electricity	lines (0.025ha)
(ha):				discou	inted areas:		
Potential Yield:	120			Typol	ogy:	2	
Proposed Use:	Residen	tial		Comn	ents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	iting:	Green
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated
5 ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '			Neighbourhood Centre				
Proximity to the Workplace		5	Site is within 2km wall				1
Public Transport		5	Site is within 400m walking distance of one or more services Site is within 100m walking distance to either a PROW or cycle network				
PROW and Cycling Connect		5					ietwork
Vehicle Access		5	A route exists enabling	g venicie	access into/adjacen	t to the site	
Strategic Road Access		N/A	Cita dans not contain	anı dasi	natad haritaga assa	to.	
Designated Heritage Assets		5	Site does not contain a Site does not contain a				
Non-Designated Heritage A		5					>c+
Archaeological Assets		5	Site is not thought to				
Minerals & Waste Constrain	nts	Site is wholly or partially within an identified Minerals Safeguarding Area and further assessment to be undertaken in the form of a Minerals Resource Ass				•	
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/proposed Co					
Definica open opace		_	Park or 'Other' Green Space				0/1-1//
Green Belt & Green Wedge		5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	/edge
Land Classification	(0	Site is predominantly of Grade 2 or Grade 3	Greenfie	d and primarily with	in the land c	lassification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	compris	es of one or more p	rotected natu	ural features
Flood Risk Constraints		2	Up to 25% of the site a	area is w	thin Flood Zone 3		
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a	a designated AQMA		
Ground Condition Constrain	nts .	5	Ground treatment is n	ot expec	ted to be required		
Neighbouring Constraints		5	Site has no neighbouri				
Proximity to Key Services	:	3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South
Community Facilities		3	Development would p			ot result in th	e loss of on an
, , , , , , , , , , , , , , , , , , , ,			existing/proposed sch				
			recreation facility				
Comments on Suitability			•	•	oodland TPO, TPO/	2002/085 po	ssibly with veteran trees,
Availability Critagia		near bo	oundary to the south eas	St.	A. ailabilit. D	latina.	Cuan
Availability Criteria:		_	Hold by developer / 11	ling	Availability R	atilig:	Green
Land Ownership		5	Held by developer/wil		er/public sector		
Land Condition		5	Vacant land & building	_	agal issues		
Legal Constraints		5	Site does not face any	Known I	egai issues		
Planning Permission or Allocation		N/A					
Comments on Availability		Electric	city Pylons run through t	he site.			
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable	•		ı
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference: (CFS14	RAG Rating:	Red	2	7 Nov 2024	
Site Address:	Sutch and S	Searle Warehouse, High	wood Road, Writtle, Chelr	nsford, CM	1 3PT	
Parish:	Writtle		Total Score:	97		
Developable Site Area	1.76		Reason for	Gas pipeline buffer (0.31ha)		
(ha):			discounted areas:			
Potential Yield:	73		Typology:	7		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra		Red	
Proximity to Employment A	reas 5		existing/proposed employme			
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocatio	n	
Public Transport	0		Om walking distance from all			
PROW and Cycling Connect	ivity 5		alking distance to either a PR		network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A	4				
Designated Heritage Assets	5		any designated heritage asse			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5		contain any assets of archaed			
Minerals & Waste Constrair		Minerals or Waste Co	nsultation Area			
Defined Open Space	5	5 Site does not lie within an area defined as Open Space, an existing/propi				
Green Belt & Green Wedge	0	O The majority of the site (90% or more) lies within the Metropolitan Green Wedge				
Land Classification	5	Site is predominantly	Previously Developed Land			
Protected Natural Features	3	· ·	e of any protected natural fe natural feature or within 500 natural feature		•	
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Ar			Om from a designated AQMA			
Ground Condition Constrair			expected to be required on pa	art of the site	9	
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	l for mitigati	on	
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	3		out additional strain on but no nool/healthcare facility/place			
Comments on Suitability			lland ID 619, Lee Wood within		south of the siteIn	
A	adja	acent site there is an infill p	oond with category 4 contains			
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5		lling owner/public sector			
and Condition	3	Low intensity land use				
egal Constraints	5	Site does not face any				
Planning Permission or Allocation	·	02304/OUT received, ye				
Comments on Availability	Site	currently in use for other	purposes.			
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability	5	Up to 5 years				

Site Address: Argents Nursery, Highwood Road, Edney Common, Chelmsford, Essex, CM1 3PZ	SHELAA Reference:	CFS17		RAG Rating:	Red		2	7 Nov 2024	
Developable Site Area (ha):	Site Address:	Argents I	Nurse	ry, Highwood Road, E	dney C	Common, Chelmsfo	ord, Essex, C	CM1 3PZ	
Potential Yield: 10 Typology: 20	Parish:			,			1		
Potential Yield: 10	Developable Site Area	0.22			Reaso	on for	Gas instal	lation buffer (3.05ha)	
Proposed Use:	(ha):				disco	unted areas:			
Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Public Transport S Site is within 400m walking distance of an employment allocation Public Transport S Site is within 400m walking distance of one or more services Strategic Road Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Non-Designated Heritage Assets S Site is not thought to contain any non-designated heritage assets Non-Designated Heritage Assets S Site is not thought to contain any non-designated heritage assets Archaeological Assets S Site ose not contain any non-designated heritage assets Non-Designated Heritage Assets S Site ose not contain any non-designated heritage assets Non-Designated Heritage Assets S Site ose not contain any non-designated heritage assets Archaeological Assets S Site ose not contain any assets of archaeological interest Minerals & Waste Consultation Area S Site does not contain any area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site 190% or more) lies within the Metropolitan Green Belt or Givedge Land Classification S Site is in excess of 100m of any locally designated protected natural features and in excess of 500m from any locally designated protected natural features and in excess of 500m from any locally designated protected natural features and in excess of 500m from any locally designated protected natural features and in excess of 500m from any locally designated protected natu	Potential Yield:	10			Туро	ogy:	20		
Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any displanted Neighbourhocod Cot Izem Neighbourhocod Cot Izem Proximity to the Workplace O Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access NA Toute exists enabling vehicle access into/adjacent to the site Strategic Road Access NA Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Site is site is the site is adjacent to one or more designated heritage assets Non-Designated Site is site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is within a Minerals Safeguarding Area. Site is not within a Minerals on the Waste Consultain area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space Green Belt & Green Wedge The majority of the site (90% or more) lies within the Metropolitan Green Belt or G Wedge Seden Mineral Features Site is windown of any international/national designated protected natural features Flood Risk Constraints Site is windown of any international/national designated protected natural features Flood Risk Constraints Green Site is in excess of 500m from a designated AQMA Ground Co	Proposed Use:	Resident	tial		Comr	ments on the size			
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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 400m walking distance of one or more services 5 Site is within 400m walking distance to either a PROW or cycle network 5 Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site 5 Varategic Road Access 7 N/A 7 Designated Heritage Assets 8 Site is adjacent to one or more designated heritage assets 8 Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets 8 Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest 8 Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals as Waste Constraints 6 Site does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space 9 Site does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space 9 Site is predominantly Previously Developed Land 9 Site is wholly within Flood Zone 1 Site is mexess of 500m from a designated protected natural features and in excess of 500m from a designated AQMA 9 Ground Condition Constraints 9 Site is nexcess of 500m from a designated on the majority (90% or more) of the Neighbouring Constraints 9 Site is in excess of 500m from a designated on the majority (90% or more) of the Neighbouring Constraints 9 Site is in excess of 500m from a designated on the majority (90% or more) of the Neighbouring Constraints 9 Site is in excess of 5000m from a designated on the majori				· · · · · · · · · · · · · · · · · · ·		Woodham Ferrers T	own Centre	or any designated	
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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: 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 purpose. Achievability Criteria: Achievability Rating: Green	Proximity to Key Services	0)				more service	s and the City	
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Adjacent to DSB. In range of bus stops. Adjacent to grade 2 listed building. Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Adjacent to DSB. In range of bus stops. Adjacent to grade 2 listed building. Green Availability Rating: Site does not face any known legal issues N/A Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green					ooi/nea	iuicare iacility/piace	or worship/s	ports, leisure, or	
Availability Criteria: 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 purpose. Achievability Criteria: Achievability Rating: Green	Comments on Suitability	Α	Adjacei		ıs stops.	Adjacent to grade 2	listed buildin	ıg.	
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Planning Permission or Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green				•		legal issues			
Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating:						<u> </u>			
Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green			-,,,						
		S	Site cur	rently in use for other p	urpose.				
	Achievability Criteria:					Achievability	Rating:	Green	
Algorith Development is likely stable	Viability	5	5	Development is likely	viable	,	- 0	1	
Timescale for Deliverability 5 Up to 5 years									
Comments on Achievability									

SHELAA Reference:	CFS18		RAG Rating:	Amb	er	2	27 Nov 2024		
Site Address:	Land N	North of	White Elm Cottage, F	lyde La	ne, Danbury, Cheli	msford, Esse	ex		
Parish:	Danbu	ıry		Total	Score:	91			
Developable Site Area	0.52			Reasc	n for				
(ha):				disco	unted areas:				
Potential Yield:	10		Typology: 5						
Proposed Use:	Reside	ential		Comn	nents on the size				
				of site	2:				
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation	1		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre o	or any designated		
Proximity to the Workplace	<u>;</u>	0	Site is in excess of 2km	n walking	g distance of an emp	loyment allo	cation		
Public Transport		0	Site is in excess of 400	m walkii	ng distance from all s	services			
PROW and Cycling Connect	ivity	0	Site is not connected t	o either	an existing PROW or	r cycle netwo	rk		
Vehicle Access		5	A route exists enabling	yehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets		5	Site does not contain a	any desig	gnated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets		5 Site is not thought to contain any assets of archaeological interest				est			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor		_	rding Area. S	ite is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country		
Green Belt & Green Wedge	!	5	Site does not lie withir						
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly			rotected natu	ıral features		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1				
Air Quality Management Ar	reas	5	Site is in excess of 500						
Ground Condition Constrain	nts	3	Ground treatment is e						
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	I for mitigation	on		
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	vn Centr	e	•	•		
Community Facilities		5	Development would n existing/proposed sch recreation facility		•				
Comments on Suitability		TPO/20	e of DSB. The site is acce 013/013 to the east of to lol station and opposite a	he site. 1	his tree belt may co		protected by n trees.Land adjacent was		
Availability Criteria:					Availability R	lating:	Green		
Land Ownership		5	Held by developer/wil	ling own	er/public sector				
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known I	egal issues				
Planning Permission or Allocation		N/A	•						
Comments on Availability									
Achievability Criteria:		<u> </u>			Achievability	Rating:	Green		
Viability		5	Development is likely	viable			2.00		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		J	5 to 5 years						
Comments on Acmevability									

Site Address: Land Adjacent The Gables, Banters Lane, Great Leighs, Chelmsford	SHELAA Reference:	CFS19		RAG Rating:	Aml	ber	2	7 Nov 2024	
Developable Site Area (fia):	Site Address:	Land A	Adjacen	t The Gables, Banters	Lane, G	Great Leighs, Chelm	nsford		
Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Parish:	Great	Leighs		Total	Score:	105		
Potential Yield: 12	Developable Site Area	0.64			Reaso	on for			
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	(ha):				disco	unted areas:			
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Potential Yield:	12			Туро	logy:	5		
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Reside	ential		Comr	ments on the size			
Proximity to Employment Areas 5					of sit	e:			
Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation 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 7 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access NA/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Winerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within in the Metropolitan Green Belt or Green Wedge Land Classification 6 Site does not lie within in the Metropolitan Green Belt or Green Wedge Land Classification 7 Site partially or wholly comprises of one or more protected natural features Protected Natural Features 8 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 9 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 10 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Within DSB. In range of bus stops. TPO/2003/028 within the site and on boundary, also a tree bel adapted the strain on an existing/proposed school/helathcare facility/place of worship/sports, leisure, or recreation facility Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Cri	Suitability Criteria:					Suitability Ra	ating:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km 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 perdominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 0 Site is wholly within Flood Zone 1 Alr Quality Management Areas 5 Site is wholly within Flood Zone 1 Alr Quality Management Areas 5 Site is wholly within Flood Zone 1 Alr Quality Management Areas 5 Site is wexes of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is mexes of 500m from a designated AQMA Ground Condition Constraints 5 Site is mexes of 500m from a designated AQMA Ground Condition Constraints 5 Site is a leady of the properties	Proximity to Employment A	reas	5	Site is outside of any e	existing/	proposed employme	nt 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 designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any sasets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site os not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Frotected Natural Features 0 Site is well within Flood Zone 1 Air Quality Management Areas 5 Site is well within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 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 Comme	Impact on Retail Areas		5	Chelmsford City Centr	e, South				
PROW and Cycling Connectivity Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is thin a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, 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 wholly within Flood Zone 1 Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of SOOm from a designated AQMA Ground Condition Constraints 5 Site is in excess of SOOm from a designated and proper 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 bel adjacent site. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable	Proximity to the Workplace	<u>;</u>	5	Site is within 2km wal	king dist	ance of an employm	ent allocatior	า	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an Area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 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 wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA 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 Availability Criteria:	Public Transport		5	Site is within 400m wa	alking di	stance of one or mor	e services		
Strategic Road Access N/A	PROW and Cycling Connect	ivity	_					ork	
Designated Heritage Assets 5 Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site					
Non-Designated Heritage Assets Archaeological Assets 5 Site is not thought to contain any non-designated heritage assets Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space' Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, 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 Site has no neighbouring constraints Proximity to Key Services 0 Site has no neighbouring constraints Proximity to Key Services 0 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 bel adjacent site. Availability Criteria: Availability Criteria: Achievability Criteria: Vacant land & buildings Site is already allocated within Local Plan forming part of SGS7c Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Strategic Road Access		N/A						
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site predominantly Greenfield and primarily within the land classification/s: Grade 1, 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 nexcess of 500m from a designated AQMA 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 Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Ownership 5 Site does not face any known legal issues Planning Permission or Availability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Designated Heritage Assets	;	5	Site does not contain	any desi	gnated heritage asse	ts		
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a Minerals of Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, 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 Site has no neighbouring constraints Proximity to Key Services 0 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 bel adjacent site. Availability Criteria: Availability Rating: Green Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Non-Designated Heritage A	ssets	5	Site does not contain	any non	-designated heritage	assets		
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Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge 1 Grade 2 or Grade 3 Site jack 2 or Grade 3	Minerals & Waste Constrain	nts	5	9 9					
Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services O 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 bel adjacent site. Availability Criteria: Availability Rating: Green Availability Rating: Fled by developer/willing 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 Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Development is likely viable Timescale for Deliverability 5 Up to 5 years	Defined Open Space		5					ing/proposed Country	
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Flood Risk Constraints Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 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 Within DSB. In range of bus stops. TPO/2003/028 within the site and on boundary, also a tree bel adjacent site. Availability Criteria: Availability Rating: Availability Rating: Freen Availability Rating: Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Achievability Rating: Achievability Criteria: Achievability Rating: Achievability Criteria: Achievability Criteria	Land Classification		0		Greenfie	eld and primarily with	nin the land c	lassification/s: Grade 1,	
Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA 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 bel 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 SGS7c Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		0	Site partially or wholly	compri	ses of one or more p	rotected nati	ural features	
Ground Condition Constraints Neighbouring Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Within DSB. In range of bus stops. TPO/2003/028 within the site and on boundary, also a tree bel adjacent site. Availability Criteria: Availability Rating: Green Availability Rating: File does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green	Flood Risk Constraints		5	Site is wholly within Fl	ood Zor	ie 1			
Neighbouring Constraints 5 Site has no neighbouring constraints	Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA			
Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Within DSB. In range of bus stops. TPO/2003/028 within the site and on boundary, also a tree bell 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 Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is r	ot expe	cted to be required			
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 beliadjacent site. Availability Criteria: Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbour	ing cons	traints			
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 behadjacent site. Availability Criteria: Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		0				more service	s and the City	
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Vacant land & buildings Vacant land & buildings Vacant land & buildings Site does not face any known legal issues Site is already allocated within Local Plan forming part of SGS7c Achievability Rating: Achievability Rating: Green	Community Facilities		5	existing/proposed sch					
Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability			-	ps. TPO	/2003/028 within the	e site and on	boundary, also a tree belt	
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Availability F	Rating:	Green	
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 SGS7c Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling owr	ner/public sector			
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability Site is already allocated within Local Plan forming part of SGS7c Achievability Rating: Green Up to 5 years			5	Vacant land & building	gs				
Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Legal Constraints		5	Site does not face any	known	legal issues			
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or		Site is	already allocated wit	hin Loc	al Plan forming pa	rt of SGS7c		
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years									
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:					Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years			5	Development is likely	viable	,		l .	
				Up to 5 years					
COMMENTS OF ACHIEVADIIILY	Comments on Achievability			1					

Site Address: Parish: Developable Site Area (ha):	Land East Galleywoo	of Barn Mead, Galleywo	and Chelmsford Ess	0.4	· · · · · · · · · · · · · · · · · · ·		
Developable Site Area (ha):	Gallevwoo		ou, chemisioru, Ess	ex			
(ha):		od	Total Score:	109			
` '	1.2		Reason for				
			discounted areas	:			
Potential Yield:	40		Typology:	30			
Proposed Use:	Residentia	al - Older persons	Comments on the	e size			
			of site:				
Suitability Criteria:			Suitabil	ity Rating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed em	ployment allocation			
Impact on Retail Areas	5	· ·	ot result in the loss of tre, South Woodham F cres	•			
Proximity to the Workplace 5		Site is within 2km wa	alking distance of an en	nployment allocation	n		
Public Transport	5	Site is within 400m w	valking distance of one	or more services			
PROW and Cycling Connect	ivity 5		valking distance to eith	·	network		
Vehicle Access	5	A route exists enabli	ng vehicle access into/a	adjacent to the site			
Strategic Road Access	N,	/A					
Designated Heritage Assets	5	Site does not contain	any designated herita	ge assets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated h	eritage assets			
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrair	nts 5	Less than 5ha of a sit Minerals or Waste Co	e is within a Minerals S onsultation Area	Safeguarding Area. S	ite is not within a		
Defined Open Space	Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge	0	Wedge			itan Green Belt or Green		
Land Classification	3	classification/s: Grad	/ Greenfield and prima e 4, Grade 5, non-agrice // Grade 5, non-agrice // Grade 5 in the prima in the pri	cultural use, or urba	n use		
Protected Natural Features	0		ly comprises of one or	more protected nat	ural features		
Flood Risk Constraints	5		Site is wholly within Flood Zone 1				
Air Quality Management Ar			Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain			Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbou		:	0 1 10 11		
Proximity to Key Services	3	Woodham Ferrers To					
Community Facilities	3	existing/proposed sc recreation facility	put additional strain o hool/healthcare facilit	y/place of worship/s	ports, leisure, or		
Comments on Suitability		ljacent to DSB. In range of b O/2013/034.	ous stops. Access and s	ervices from Barn M	lead. Wholly covered by		
Availability Criteria:			Availab	ility Rating:	Green		
Land Ownership	5	Held by developer/w	rilling owner/public sec	tor	•		
Land Condition	5	Vacant land & buildir	ngs				
Legal Constraints	5	Site does not face an	y known legal issues				
Planning Permission or Allocation	N,	<u>'</u> A					
Comments on Availability	0\	erhead supply cables run tl	hrough site.				
Achievability Criteria:			Achieva	bility Rating:	Green		
Viability	5	Development is likely		.,			
Timescale for Deliverability	5	Up to 5 years	•				
Comments on Achievability		-11					

SHELAA Reference:	CFS22		RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Longcrof	t, Ma	ldon Road, Margarett	ing, Ing	atestone, Essex, C	M4 9JR		
Parish:	Margare	tting		Total	Score:	92		
Developable Site Area	1.06			Reasc	n for	Oil pipelin	e (0.03ha)	
(ha):				disco	unted areas:			
Potential Yield:	24			Typol	ogy:	4		
Proposed Use:	Resident	ial		Comn	nents on the size			
				of site	::			
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas	5	5	Development does no	t result i	n the loss of establis	hed shops an	d services within	
·			Chelmsford City Centr Neighbourhood Centre		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace)	Site is in excess of 2km		distance of an emp	lovment allo	cation	
Public Transport	0		Site is in excess of 400					
PROW and Cycling Connect			Site is within 100m wa				network	
Vehicle Access	5		A route exists enabling					
Strategic Road Access	_	v/A		,				
Designated Heritage Assets		_	Site does not contain a	any desig	nated heritage asse	ts		
Non-Designated Heritage A			Site does not contain a					
Archaeological Assets	5		Site is not thought to				ost .	
Minerals & Waste Constrain			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
			Minerals or Waste Cor					
Defined Open Space	·			n an area Space	i defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	0)	The majority of the sit Wedge	e (90% c	r more) lies within tl	ne Metropoli	tan Green Belt or Green	
Land Classification 0				Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,	
Protected Natural Features	5	5	Site is in excess of 100					
Flood Bisk Constraints	2	,	excess of 500m of any international/national designated protected natural features Up to 25% of the site area is within Flood Zone 3					
Flood Risk Constraints	eas 5		·					
Air Quality Management Ar			Site is in excess of 500m from a designated AQMA					
Ground Condition Constraints	5		Ground treatment is expected to be required on part of the site Site has no neighbouring constraints					
Neighbouring Constraints	0		Site is in excess of 2km			more services	and the City	
Proximity to Key Services		,	Centre/South Woodha			HOLE SELVICES	s and the city	
Community Facilities	3	3	Development would p			ot result in th	e loss of on an	
, , , , , , , , , , , , , , , , , , , ,			existing/proposed sch					
			recreation facility					
Comments on Suitability	С	Outside	e of DSB. Contaminated	land pric	· -		T	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership	5		Held by developer/wil	ling own	er/public sector			
Land Condition	4	ļ.	Established single use					
Legal Constraints	5		Site does not face any					
Planning Permission or	2	22/022	283/FUL received, yet	t to be o	letermined			
Allocation Comments on Availability	S	ite cur	rently in use for other p	urpose.				
Achievability Criteria:			<u> </u>		Achievability	Rating:	Green	
•	5		Development is likely	viable				
VIADIIIIV								
Viability Timescale for Deliverability			Up to 5 years					

SHELAA Reference:	CFS23	RAG Rating:	Red	2	27 Nov 2024			
Site Address:	Land Sout	h of Petton, Stock Road,	Stock, Ingatestone, Essex					
Parish:	Stock		Total Score:	103				
Developable Site Area	3.91		Reason for	Sewage p	numping station			
(ha):			discounted areas:	(0.03ha)				
Potential Yield:	77		Typology:	3+32+36				
Proposed Use:	Mixed Use	2	Comments on the size	Size of sit	e is potentially suitable			
			of site:	for all em	ployment use			
Suitability Criteria:			Suitability R	ating:	Red			
Proximity to Employment A	Areas 5	Site is outside of any	existing/proposed employme	ent allocation	1			
Impact on Retail Areas	5	Development does no	ot result in the loss of establi	shed shops a	nd services within			
•		Chelmsford City Cent	re, South Woodham Ferrers	Town Centre	or any designated			
		Neighbourhood Cent						
Proximity to the Workplace			lking distance of an employm		n			
Public Transport	5		alking distance of one or mo					
PROW and Cycling Connect			alking distance to either a PF		network			
Vehicle Access	5		ng vehicle access into/adjace					
Strategic Road Access	2		to or is adjacent to a safegua		oad or B-road			
Designated Heritage Assets			any designated heritage asso					
Non-Designated Heritage A			any non-designated heritage					
Archaeological Assets	5		contain any assets of archae					
Minerals & Waste Constrai	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open S Space	pace, an exist	ting/proposed Country			
Green Belt & Green Wedge	9 0	The majority of the si Wedge	te (90% or more) lies within	the Metropol	litan Green Belt or Green			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land	classification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	protected nat	tural features			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1						
Air Quality Management A	reas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts 3	Ground treatment is	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	Site has no neighbour	Site has no neighbouring constraints					
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To	alking distance of all services and/or the City Centre/South wn Centre					
Community Facilities	3	Development would	put additional strain on but n	ot result in tl	he loss of on an			
			nool/healthcare facility/place	of worship/	sports, leisure, or			
	-	recreation facility		/2042/255	description of the second			
Comments on Suitability		itside of DSB. In range of bu st, may contain veteran tree	s stops. Woodland TPO, TPO es.	/2012/006 ad	djacent site to the north			
Availability Criteria:		•	Availability	Rating:	Yellow			
Land Ownership	0	Known to be in partic	cularly complex/multiple owr					
Land Condition	5	Vacant land & buildin		•				
Legal Constraints	5	Site does not face any						
Planning Permission or	N/		, -0					
Allocation	11/							
Comments on Availability	M	ultiple ownership.						
Achievability Criteria:			Achievability	y Rating:	Green			
Viability	5	Development is likely						
Timescale for Deliverability		Up to 5 years						
Comments on Achievability		1						

SHELAA Reference:	CFS24		RAG Rating:	Amb	per	2	7 Nov 2024		
Site Address:	Kings I	Farm, N	lain Road, Ford End, (Chelmsf	ord, Essex, CM3 11				
Parish:		Waltha			Score:	102			
Developable Site Area	13.51			Reasc	on for				
(ha):				disco	unted areas:				
Potential Yield:	232			Typol	ogy:	1+32+36			
Proposed Use:	Mixed	Use		Comn	nents on the size	Size of sit	e is potentially suitable		
				of site	2:	for all em	ployment use		
Suitability Criteria:					Suitability Ra	iting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	proposed employme	nt allocation			
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within						
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated						
Dravimity to the Westerland		5	Neighbourhood Centr Site is within 2km wall		ance of an amployme	ont allocation	n		
Proximity to the Workplace		5	Site is within 400m wa						
Public Transport	_	Site is within 100m wa				notwork			
PROW and Cycling Connect Vehicle Access	5	A route exists enabling				HELWOIK			
	2	Site has direct access				and or R-road			
Strategic Road Access Designated Heritage Assets		3	Site is adjacent to one				Dad of B-10ad		
Non-Designated Heritage A		5	Site does not contain						
Archaeological Assets	33513	5					ect		
Minerals & Waste Constrain	ntc	2	Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires						
Willierais & Waste Collstian	11.3	2	further assessment to	•		_	•		
Defined Open Space	5		n an area			ing/proposed Country			
Green Belt & Green Wedge	5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge			
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 Ar	eas	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is r	ot expe	cted to be required				
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on		
Proximity to Key Services		0	Site is in excess of 2kn Centre/South Woodha		-	more service	s and the City		
Community Facilities		3	Development would p existing/proposed sch recreation facility	ut addit	ional strain on but no				
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. F	Principal access to the	e site via B10	008.		
Availability Criteria:					Availability R	lating:	Green		
Land Ownership		5	Held by developer/wil	lling own	•				
Land Condition		3	Low intensity land use	es .					
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site cu	rrently in use for other p	nurnoses	:				
Achievability Criteria:		Jite cu	Tentry in ase for other p	741 PU363	Achievability	Pating	Yellow		
·		5	Development is likely	viahlo	Acinevability	Naung:	I CIIUW		
Viability Timescale for Deliverability		4	Over 5 years	viable					
Timescale for Deliverability Comments on Achievability		4	Over 3 years						
Comments on Acmevability									

SHELAA Reference:	CFS25	RAG Rating: Red 27 Nov 202						
Site Address:	Land South	West of 21 Seven Ash (Green, Chelmsford					
Parish:	Chelmsford		Total Score:	103				
Developable Site Area	0.74		Reason for					
(ha):			discounted areas:					
Potential Yield:	14		Typology:	5				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability R	ating:	Red			
Proximity to Employment A	reas 5	Site is outside of any	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	5	•	ot result in the loss of establi re, South Woodham Ferrers res	•				
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	nent allocatio	n			
Public Transport	5	Site is within 400m w	alking distance of one or mo	re services				
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW of	or cycle netwo	ork			
Vehicle Access	5	A route exists enablin	g vehicle access into/adjace	nt to the site				
Strategic Road Access	N/A	١						
Designated Heritage Assets	5	Site does not contain	any designated heritage asso	ets				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	e assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est			
Minerals & Waste Constrain		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	•	pace, an exist	ting/proposed Country			
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within	the Metropol	litan Green Belt or Green			
Land Classification	3		Greenfield and primarily wit 4, Grade 5, non-agricultura	-				
Protected Natural Features	0	Site partially or wholly	y comprises of one or more p	protected nat	tural features			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 0	Ground treatment is e	Ground treatment is expected to be required on the majority (90% or more) of the site					
Neighbouring Constraints	5	Site has no neighbour	Site has no neighbouring constraints					
Proximity to Key Services	5		ite is within 800m walking distance of all services and/or the City Centre/South Voodham Ferrers Town Centre					
Community Facilities	5		not result in the loss of nor p nool/healthcare facility/place					
Comments on Suitability	pro	tected on boundary under	nge of bus stops. 0.09ha cove TPO/1983/035.Historic cont own to have been disposed c	amination fro	om gravel pits/mining.			
Availability Criteria:	Gas	WOLKS AND OTHER WASTE KITC	Availability	· ·	Green			
Land Ownership	5	Held by developer/wi	illing owner/public sector	nating.	Jiccii			
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face any	•					
	N/A		, Kilowii iegui issues					
Planning Permission or Allocation	IN/F	1						
Comments on Availability								
Achievability Criteria:			Achievability	y Rating:	Green			
Viability	5	Development is likely			•			
Timescale for Deliverability		Up to 5 years						
Comments on Achievability								

SHELAA Reference:	CFS27		RAG Rating:	Amber		27 Nov 2024			
Site Address:	Land at	Chath	am Green Yard, Brain	tree Road, Lit	tle Waltham	, Chelmsfo	rd		
Parish:	Little W	/althan	n	Total Score:		104			
Developable Site Area	1.08			Reason for					
(ha):				discounted	areas:				
Potential Yield:	24	Typology: 4							
Proposed Use:	Resider	ntial		Comments	on the size				
				of site:					
Suitability Criteria:				Sui	tability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/propose	ed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South Woodl es	nam Ferrers T	own Centre	or any designated		
Proximity to the Workplace	9	5	Site is within 2km wall	king distance of	an employme	ent allocation	า		
Public Transport		5	Site is within 400m wa	alking distance o	of one or more	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance t	o either a PRO	DW or cycle i	network		
Vehicle Access		5	A route exists enabling	g vehicle access	into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets		5	Site does not contain a	any designated	heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-design	ated heritage	assets			
Archaeological Assets		5	Site is not thought to o	contain any asso	ets of archaed	logical intere	est		
Minerals & Waste Constrain	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area							
Defined Open Space 5			Site does not lie withir Park or 'Other' Green		ed as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge			Site does not lie within	n the Metropoli	tan Green Bel	t or Green W	/edge		
Land Classification (Site is predominantly of Grade 2 or Grade 3	Greenfield and	primarily with	in the land c	lassification/s: Grade 1,		
Protected Natural Features	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 Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		0	Site has neighbouring	constraints wit	h no potential	for mitigation	on		
Proximity to Key Services		0	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 p existing/proposed sch recreation facility	ool/healthcare	facility/place	of worship/s	ports, leisure, or		
Comments on Suitability			e of DSB. In range of bus d PDL as per 17/00539/						
Availability Criteria:				Ava	ilability R	ating:	Yellow		
Land Ownership		5	Held by developer/wil	ling owner/pub	lic sector				
Land Condition		3	Low intensity land use	S					
Legal Constraints		3	Site may possibly face	legal issues					
Planning Permission or Allocation		17/00	539/CLEUD & 22/017	35/CLEUD					
Comments on Availability		,	g covenant on landPart or evious owners re reside		,		oses. Agreed coventant		
Achievability Criteria:				Ach	ievability	Rating:	Green		
Viability		5	Development is likely				1		
Timescale for Deliverability		5	Up to 5 years						

SHELAA Reference:	CFS28	RAG Rating:	RAG Rating: Amber					
Site Address:	Land Oppos	ite The Old Rectory, Ma	ashbury Road, Ch	ignal St James, Che	lmsford, Essex			
Parish:	Chignal		Total Score:	113				
Developable Site Area	0.17		Reason for					
(ha):			discounted are	as:				
Potential Yield:	5		Typology:	18				
Proposed Use:	Residential		Comments on	the size				
			of site:					
Suitability Criteria:			Suita	oility Rating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed	employment allocation	n			
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South Woodhar res	n Ferrers Town Centre	or any designated			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an	employment allocation	on			
Public Transport	5	Site is within 400m wa	alking distance of c	ne or more services				
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to e	ither a PROW or cycle	network			
Vehicle Access	5	A route exists enablin	g vehicle access int	o/adjacent to the site				
Strategic Road Access	N/A							
Designated Heritage Assets	5	Site does not contain	any designated her	itage assets				
Non-Designated Heritage A	ssets 3	Site is adjacent to one	e or more non-desi	gnated heritage assets	3			
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		ls Safeguarding Area.	Site is not within a			
Defined Open Space	5	Park or 'Other' Green	Space		ting/proposed Country			
Green Belt & Green Wedge		Site does not lie withi						
Land Classification	0	Grade 2 or Grade 3						
Protected Natural Features		Site is in excess of 100 excess of 500m of any	y international/nati					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1						
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		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 2kr Centre/South Woodh			es and the City			
Community Facilities	5	Development would r existing/proposed sch recreation facility		•				
Comments on Suitability		ide of DSB. In range of bus		nd frontage & 2 entrar	nces via 5 bar gates.			
	Adja	cent to buildings of local v						
Availability Criteria:				ability Rating:	Green			
Land Ownership	5	Held by developer/wi		sector				
Land Condition	5	Vacant land & building	gs					
Legal Constraints	5	Site does not face any	known legal issue	<u> </u>				
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:			Achie	vability Rating:	Green			
Viability	5	Development is likely		,				
Timescale for Deliverability		Up to 5 years						

SHELAA Reference:	CFS29		RAG Rating:	Gre	en	2	7 Nov 2024	
Site Address:	43 Dors	set Ave	nue, Great Baddow, (Chelms	ford, Essex, CM2 9	UA		
Parish:	Great E	Baddow	1	Total	Score:	118		
Developable Site Area	0.07			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	2			Typo	logy:	19		
Proposed Use:	Reside	ntial		Comr	ments on the size			
				of sit	e:			
Suitability Criteria:					Suitability Ra	ating:	Green	
Proximity to Employment A	Areas	5	Site is outside of any e	existing/	proposed employme	nt allocation	•	
Impact on Retail Areas		5	Development does no	t result	in the loss of establis	hed shops ar	nd services within	
·			Chelmsford City Centr	e, South	Woodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centr					
Proximity to the Workplace	5	Site is within 2km wal				n		
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain	any desi	gnated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain	any non	-designated heritage	assets		
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co		J	rding Area. S	ite is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 5			Site does not lie within		etropolitan Green Be	lt or Green W	Vedge	
Land Classification					eld and primarily with			
Laria Classification		J	classification/s: Grade		• •	_		
Protected Natural Features	i	3	· ·	•	•		within 100m of a locally	
			designated protected			om of an inte	rnational/national	
Flood Risk Constraints		5	designated protected natural feature Site is wholly within Flood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		5	Ground treatment is not expected to be required					
Neighbouring Constraints	1103	5	Site has no neighbour	•				
Proximity to Key Services		3	Site is within 2km wal			nd/or the Cit	v Centre/South	
TOAITHLY TO KEY SELVICES		J	Woodham Ferrers To			may or the cit	y centre/south	
Community Facilities		5	Development would n			ut 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 sto			kerb provides access.	
Availability Criteria:					Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil		ner/public sector			
Land Condition		4	Established single use					
Legal Constraints		5	Site does not face any	known	legal issues			
Planning Permission or		N/A						
Allocation Comments on Availability		Site cu	rrently in use for other p	ourposes	5.			
Achievability Criteria:			.,	,	Achievability	, Rating:	Green	
Viability		5	Development is likely	viahle	Achievability	nating.	Green	
Timescale for Deliverability	,	5	Up to 5 years	· IUDIC				
•		5	oh to a Acqua					
Comments on Achievability								

SHELAA Reference:	CFS31	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land West o	f Hands Farm, Radley (Green Ro	ad, Highwood, In	gatestone, l	Essex	
Parish:	Highwood		Total 9	Score:	95		
Developable Site Area	0.52		Reaso	n for			
(ha):			discou	nted areas:			
Potential Yield:	10		Typolo	ogy:	5		
Proposed Use:	Residential		Comm	ents on the size			
			of site	:			
Suitability Criteria:				Suitability Ra	ting:	Red	
Proximity to Employment A	reas 5	Site is outside of any	existing/p	roposed employme	nt allocation	•	
Impact on Retail Areas	5	Development does no	ot result ir	the loss of establis	hed shops an	d services within	
·		Chelmsford City Centr Neighbourhood Centr		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	0	Site is in excess of 2kr	n walking	distance of an emp	loyment allo	cation	
Public Transport	5	Site is within 400m w	alking dist	ance of one or mor	e services		
PROW and Cycling Connect	ivity 0	Site is not connected	to either	an existing PROW or	r cycle netwo	rk	
Vehicle Access	5	A route exists enablin	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	e or more	designated heritage	assets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-	designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		U	rding Area. S	ite is not within a	
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% o	r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification	0	Grade 2 or Grade 3				lassification/s: Grade 1,	
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 Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	Site has no neighbour	ing const	raints			
Proximity to Key Services	0		Site is in excess of 2km walking distance of one or more services and the City				
		Centre/South Woodh					
Community Facilities	5	Development would r existing/proposed sch recreation facility		•			
Comments on Suitability	Outs	ide of DSB. In range of bu	s stops. B	arn conservation on	adjacent site	showed PAH and TPH	
Availability Criteria:	presi			Availability R	lating:	Green	
Land Ownership	5	Held by developer/wi	lling own		~		
Land Condition	4	Established single use		, pablic sector			
Legal Constraints	5	Site does not face any		egal issues			
Planning Permission or	N/A	Site does not lace any	, KIIOVVII I	-bai issues			
Allocation	IN/A						
Comments on Availability	Right	of way over the land. Site	e currentl	y in use for other pu	ırposes.		
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is likely	viable				
Timescale for Deliverability		Up to 5 years	-				
Socare .o. Denverability	,						

SHELAA Reference:	CFS32		RAG Rating: Amber			27 Nov 2024		
Site Address:	Allotme	nt Gar	dens, Seymour Street	, Chelm	sford, Essex			
Parish:	Chelmsf	ord		Total :	Score:	95		
Developable Site Area	0.2			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	6			Typology: 18				
Proposed Use:	Resident	tial		Comm	ents on the size			
				of site	:			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas !	5	Site is outside of any e	xisting/p	roposed employme	nt allocation		
Impact on Retail Areas	Ţ	5	Development does not	t result ii	n the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centre Neighbourhood Centre		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace		5	Site is within 2km walk	ing dista	ince of an employm	ent allocatio	n	
Public Transport	ļ	5	Site is within 400m wa	Iking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	C	Site is not connected t	o either	an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	vehicle	access into/adjacen	t to the site		
Strategic Road Access	ı	N/A						
Designated Heritage Assets		5	Site does not contain a	ny desig	nated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	ny non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to o	ontain a	ny assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts !	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
			Minerals or Waste Cor					
Defined Open Space		0	The majority of the site existing/proposed Cou				ed as Open Space, an	
Green Belt & Green Wedge 5			Site does not lie within	the Me	tropolitan Green Be	lt or Green V	Vedge	
Land Classification 3			Site is predominantly (Greenfie	d and primarily with	nin the agricu	ıltural land	
			classification/s: Grade					
Protected Natural Features		3	· ·				within 100m of a locally	
			designated protected in designated protected in the designated protected in the designation of the designati			ım or an inte	rnational/national	
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management Ar		5	Site is in excess of 500					
Ground Condition Constrain						ne majority (9	90% or more) of the site	
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		3	Site is within 2km walk	ing dista	ince of all services a	nd/or the Cit	y Centre/South	
., ., ., ., .,			Woodham Ferrers Tow	vn Centr	e			
Community Facilities	į	5	Development would n		•			
			existing/proposed scho	ool/heal	thcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Mithin.	recreation facility Urban Area. In range of	hus ston	s Evicting site acces	c connectivit	ty via Falcons Moad	
Comments on Suitability			_	-	_		Predominantly priority 1	
			ninated land ECC CHL191				, , ,	
Availability Criteria:					Availability F	Rating:	Yellow	
Land Ownership	ı	5	Held by developer/will	ling own	•			
Land Condition		4	Established single use					
Legal Constraints		0	Site faces known legal	issues				
Planning Permission or		N/A						
Allocation		•						
Comments on Availability	9	Statuto	ory allotment site. Site cu	ırrently i	n use for other purp	oses.		
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	<i>i</i> able				
Timescale for Deliverability		5	Up to 5 years					
Timescale for Deliverability								

SHELAA Reference:	CFS33	RAG Rating:	Red		2	7 Nov 2024		
Site Address:	Land Nort	h West of 71 School Roa	ıd, Downha	m, Billericay, Es	sex			
Parish:	South Har		Total Sco		99			
Developable Site Area	0.85		Reason	or				
(ha):			discount	ed areas:				
Potential Yield:	19		Typolog	/ :	4			
Proposed Use:	Residentia	I	Comments on the size					
			of site:					
Suitability Criteria:				Suitability Ra	ting:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/pro	posed employme	nt allocation	•		
Impact on Retail Areas	5	Development does no	ot result in t	ne loss of establis	hed shops ar	d services within		
		Chelmsford City Cent		oodham Ferrers T	own Centre	or any designated		
Provimity to the Workplace		Neighbourhood Cent Site is within 2km wa		o of an amployme	ant allocation	`		
Proximity to the Workplace	5 5	Site is within 400m w				1		
Public Transport		Site is within 100m w				network		
PROW and Cycling Connect	1VITY 5	A route exists enablir				ICLWUIN		
Vehicle Access			ng vernicle di	cess into/aujacen	t to the Site			
Strategic Road Access	N/	Site does not contain	any dociona	ted heritage asset	tc			
Designated Heritage Assets		Site does not contain		<u>_</u>				
Non-Designated Heritage A						oct .		
Archaeological Assets	5 nts 5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co		U	ruing Area. S	ite is not within a		
Defined Open Space	5	Site does not lie with	in an area de	efined as Open Sp	ace, an existi	ing/proposed Country		
		Park or 'Other' Green						
Green Belt & Green Wedge	0	The majority of the si Wedge	ite (90% or n	nore) lies within tl	ne Metropoli	tan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	/ Greenfield a	and primarily with	in the land c	lassification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	ly comprises	of one or more p	rotected nati	ural features		
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1					
Air Quality Management A	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 5	Ground treatment is	Ground treatment is not expected to be required					
Neighbouring Constraints	0	Site has neighbouring	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	0	Site is in excess of 2k	m walking di	stance of one or r	more service:	s and the City		
		Centre/South Woodh						
Community Facilities	5	Development would						
			existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
Comments on Suitability	0:	recreation facility tside of DSB. In range of bu	is stone TPO	/2005/030 on no	rthern house	lary may he a veteran		
Comments on Sultability	tre			, 2003/030 OH 1101	em bouild	uny, may be a veterall		
Availability Criteria:				Availability R	ating:	Green		
Land Ownership	5	Held by developer/w						
Land Condition	4	Established single use	e					
Legal Constraints	5	Site does not face an		al issues				
Planning Permission or	N/							
Allocation								
Comments on Availability	Sit	e currently in use for other	purposes.					
Achievability Criteria:				Achievability	Rating:	Green		
Viability	5	Development is likely		•		•		
Timescale for Deliverability		Up to 5 years						
/								

SHELAA Reference: (CFS34	RAG Rating:	7	27 Nov 2024				
Site Address:	Land Rear o	f Rettendon Lodge, Hay	es Chase, Battlesbridge,	Wickford, E	ssex			
Parish:	Rettendon		Total Score:	99				
Developable Site Area	3.91		Reason for	Electricit	y lines (0.03ha)			
(ha):			discounted areas:					
Potential Yield:	77		Typology:	3				
Proposed Use:	Residential		Comments on the size	!				
			of site:					
Suitability Criteria:			Suitability F	Rating:	Red			
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employm	nent allocatio	n			
Impact on Retail Areas	5	·	ot result in the loss of estable, Se, South Woodham Ferrers Ses	•				
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employ	ment allocation	on			
Public Transport	5	Site is within 400m wa	alking distance of one or mo	ore services				
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW	or cycle netw	rork			
Vehicle Access	3		onstraints that would likely	•	mplementation of a route			
			ess into/adjacent to the site	!				
Strategic Road Access	N/A							
Designated Heritage Assets			any designated heritage as					
Non-Designated Heritage A			any non-designated heritag					
Archaeological Assets	5		contain any assets of archa					
Minerals & Waste Constrair	nts 5	Minerals or Waste Co	e is within a Minerals Safegu	uarding Area.	Site is not within a			
Defined Open Space	5		n an area defined as Open S	Space, an exis	ting/proposed Country			
Green Belt & Green Wedge	·				litan Green Belt or Green			
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily w					
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 Ar	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required						
Neighbouring Constraints	5	Site has no neighbour						
Proximity to Key Services	0		n walking distance of one o am Ferrers Town Centre	r more servic	es and the City			
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but lool/healthcare facility/plac	e of worship/	sports, leisure, or			
Comments on Suitability	Outs	ide of DSB. In range of bus	s stops. Not clear if there ex	kists a vehicle	access point.			
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector	-				
Land Condition	5	Vacant land & buildin	gs					
Legal Constraints	3	Site may possibly face	legal issues					
Planning Permission or Allocation	N/A							
Comments on Availability	Poss	ible ransom strip.						
Achievability Criteria:		·	Achievabilit	ty Rating:	Green			
Viability	5	Development is likely		.,	J. 55			
V ILLAJIIIL V	ر	pincin is incely						
Timescale for Deliverability	5	Up to 5 years						

SHELAA Reference:	CFS35	RAG Rating:	RAG Rating: Red 27 Nov 2024					
Site Address:	Land Sout	h West of Hillcroft Marig	old Lane, Stock, Ingatesto	ne, Essex				
Parish:	Stock		Total Score:	104				
Developable Site Area	6.47		Reason for					
(ha):			discounted areas:					
Potential Yield:	111		Typology:	2				
Proposed Use:	Residenti	al	Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Red			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation				
Impact on Retail Areas		·	ot result in the loss of establis re, South Woodham Ferrers T res	•				
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocatio	n			
Public Transport	0	Site is in excess of 400	Om walking distance from all	services				
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network			
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacen	t to the site				
Strategic Road Access	N,	/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est			
Minerals & Waste Constrain		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	. 0		te (90% or more) lies within t	he Metropol	itan Green Belt or Gree			
Land Classification	0		Greenfield and primarily with	nin the land o	classification/s: Grade 1			
Protected Natural Features	3		se of any protected natural fe natural feature or within 500 natural feature					
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour						
Proximity to Key Services	3	Site is within 2km wa Woodham Ferrers To	lking distance of all services a wn Centre	nd/or the Cit	ty Centre/South			
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but non only to nool/healthcare facility/place					
Comments on Suitability	0	utside of DSB. TPO/2000/059	9 to the east of the site					
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wi	illing owner/public sector					
Land Condition	5	Vacant land & buildin	gs					
Legal Constraints	5	Site does not face any	y known legal issues					
Planning Permission or Allocation		/A						
Comments on Availability								
Achievability Criteria:			Achievability	Rating:	Green			
Viability	5	Development is likely						
Timescale for Deliverability		Up to 5 years						

Site Address: Land at Thriff Farm, Moulsham Thrift, Chelmsford Total Score: 98	SHELAA Reference: (CFS38		RAG Rating: Red 27 Nov 2024					
Developable Site Area (Ins): Protential Yield: 374 Typology: 27 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Site is outside of any existing/proposed employment allocation of site: Suitability Criteria: Site is outside of any existing/proposed employment allocation (Chemsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 26m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any designated heritage assets Minerals & Waste Constraints 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not twithin a Minerals or Asset Consultation Amagement Area. Perform Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge 0 The majority of the site (90% or more) lies within the heart classification or Green Space 0 Site is protentially or wholly comprises of one or more protected natural features Frood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3 Protected Natural Features 5 Site is in excess of 500m from a designated or working proposed Country Park or 'Other' Green Space 0 Site is proteominantly Greenfield and primarily within the land classification or Site is precess of 500m from a designated Acquad MA Green Space 1 Site is in excess of 500m from a designated Acquad MA Green Space 1 Site is in excess of 500m from a designated Acquad MA Green Space 1 Site is in excess of 500m from a designated Acquad MA Green Space 1 Site is in excess of 500m from a designated Acquad Ma Gre	Site Address:	Land a	t Thrift	Farm, Moulsham Thri	ft, Chel	msford, Essex			
Comments on the size Protected Areas Protected New York	Parish:	Chelms	sford		Total	Score:	98		
Protential Yield: Residential Red Residential Residential Red Residential Residential Red Residential Resid	Developable Site Area	30.53			Reasc	n for			
Proposed Use: Residential Comments on the size of site:	(ha):				disco	unted areas:			
Of site: Suitability Criteria: Proximity to Employment Areas 5	Potential Yield:	374			Typol	ogy:	27		
Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ntial		Comn	nents on the size			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City, Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Froximity to the Workplace 5 Site is within 400m walking distance of an employment allocation Public Transport 5 Site is within 400m walking distance of one or more services FROW and Cycling Connectivity 5 Site is within 400m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site 5 Strategic Road Access 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other Green Space' Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classifications's: Grade 3 Frotected Natural Features 0 Site is in existe so 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site is in existe so 500m from a designated AQMA Ground Condition Constraints 5 Ground Treatment is not expected to be required Neighbouring Constraints 5 Site is in existe so 500m from a designated AQMA Ground Treatment is not provide the site of the site is currently in use for other purposes. Availability Crit					of site	2:			
Impact on Retail Areas S	Suitability Criteria:					Suitability Ra	ating:	Red	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2Mm walking distance of an employment allocation PROW and Cycling Connectivity 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 400m walking distance 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 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Meritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any assets of archaeological interest Minerals are waste Consultation Area Non-Designated Meritage assets Non-Designated Heritage Assets 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 6 Site Goes not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt & Green Belt & Green Wedge 1 Site partially or wholly comprises of one or more protected natural features 1 Protected Natural Features 1 Designated Acquity or wholly comprises of one or more protected natural features 1 Flood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3 2 Air Quality Management Areas 3 Site partially or wholly comprises of one or more protected natural features 1 Flood Risk Constraints 2 Up to 25% of the site area is within Flood Zone 3 3 Air Qual	Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 10 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification 10 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 Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 10 Site has neighbouring constraints with no potential for mitigation Proximity to Key Services 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 10 Site has neighbouring constraints with no potential for mitigation Site has neighbouring constraints with no potential for mitigation Proximity to Key Services 5 Site is mitin 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/healtheare facility/place of worship/sports, leisure,	Impact on Retail Areas		5	Chelmsford City Centr	e, South		•		
PROW and Cycling Connectivity Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Protected Natural Features 0 Site predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Protected Natural Features 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Froughtly Management Areas 3 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 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facility of Key Services 5 Site is within 800m walking distance of all services and/or the City Centre/South W	Proximity to the Workplace	!	5	Site is within 2km wall	king dista	ance of an employm	ent allocation	n	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: 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 Ground treatment is not expected to be required Neighbouring Constraints 5 Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferres Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Sultability Adjacent to Urban Area. In range of bus stops. Access from Moulsham Thrift, Wood) and LowS. Tro/2013/016 adjacent to the site covering the ancient woodland and more, ma existing/proposed school/healthcare facility/Place of worship/sports, leisure, or r	Public Transport		5	Site is within 400m wa	lking dis	tance of one or mor	e services		
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Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets	Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
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Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5	Non-Designated Heritage Assets			Site does not contain a	any non-	designated heritage	assets		
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Space Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Protected Natural Features O 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 O 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 Stree 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: Land Ownership Land Ownership Land Ownership J Held by developer/willing owner/public sector Land Ownership Land Condition J Low intensity land uses Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation O Site has neighbouring owner/public sector Achievability Criteria: Vability S Development will not see for the purposes.	Archaeological Assets			Site is not thought to o	contain a	ny assets of archaed	ological intere	est	
Green Belt & Green Wedge In majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features O 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 S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Ground treatment is not expected to be required Neighbouring Constraints O Site has neighbouring constraints who potential for mitigation Proximity to Key Services 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 Wood) and LoWs. TPO/2013/016 adjacent to the site covering the ancient woodland and more, ma Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Availability Rating: Achievability Rating: OREA Site is currently in use for other purposes. Achievability Criteria: Vability S Development is likely viable Timescale for Deliverability S Development is likely viable				Minerals or Waste Consultation Area					
Wedge	Defined Open Space	ned Open Space 5				defined as Open Sp	ace, an exist	ing/proposed Country	
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 Stree and from Galleywood Road. Adjacent Ancient Woodland (Moulsham Thrift, from Wood Stree and from Galleywood Road. 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 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	Green Belt & Green Wedge	Belt & Green Wedge 0			e (90% c	r more) lies within t	he Metropoli	itan Green Belt or Green	
Flood Risk Constraints 2	Land Classification 0				Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
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Ground Condition Constraints Neighbouring Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services 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 Stree 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: Land Ownership Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site is currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Achievability Criteria: Viability Development is likely viable Timescale for Deliverability Up to 5 years	Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3					
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 Adjacent to Urban Area. In range of bus stops. Access from Moulsham Thrift, from Wood Stree 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 Availability Rating: Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site is currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Green Achievability Rating: Green Jegen Green Achievability Rating: Green Jegen Jegen	Air Quality Management Ar	eas	5	-					
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 Adjacent to Urban Area. In range of bus stops. Access from Moulsham Thrift, from Wood Stree 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: 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 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	Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
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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: Land Ownership 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 Part of the site is currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Green Achievability Rating: Jup to 5 years	Community Facilities			existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or	
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Development is likely viable Timescale for Deliverability Availability Rating: Site does not face any known legal issues N/A Allocation Achievability Rating: Green Green Achievability Rating: Jup to 5 years	Comments on Suitability		and fro	om Galleywood Road. Ad	ljacent A	ncient Woodland (N	1oulsham Thi	rift Wood) and LoWS.	
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 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	Availability Criteria:		5/20	, 00 00,000,000,000,000	-110 00 11				
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 Part of the site is currently in use for other purposes. Achievability Criteria: Achievability Development is likely viable Timescale for Deliverability 3 Low intensity land uses N/A Achievability Part of the site is currently in use for other purposes. Achievability Rating: Green Up to 5 years	•		5	Held by developer/wil	ling own		9.		
Legal Constraints Planning Permission or Allocation Comments on Availability Part of the site is currently in use for other purposes. Achievability Criteria: Viability Development is likely viable Timescale for Deliverability 5 Site does not face any known legal issues A/A RACHIEVALUM STATES SITE OF THE ST						c., pasiic scotoi			
Planning Permission or Allocation 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						egal issues			
Comments on Availability Part of the site is currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or			3.10 does not lace any					
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			Part of	the site is currently in u	se for ot	her purposes.			
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•			and see is carreinly in a	-2 .51 50	1	Rating	Green	
Timescale for Deliverability 5 Up to 5 years	•		Е	Development is likely	viahlo	Acinevability	naung.	Jieen	
					vianic				
	Comments on Achievability		5	op to 3 years					

SHELAA Reference:	CFS39		RAG Rating:	Amk	nber 27 Nov 2024			
Site Address:	Land N	lorth W	est of St Cleres Hall, N	Main Ro	oad, Danbury, Chel	msford, Ess	sex	
Parish:	Danbu	ry		Total	Score:	95		
Developable Site Area	8.9			Reasc	Reason for			
(ha):				disco	unted areas:			
Potential Yield:	153			Typol	ogy:	2		
Proposed Use:	Reside	ntial		Commof site	nents on the size			
Suitability Criteria:				OI SILE	Suitability Ra	ting:	Amber	
Proximity to Employment A	roac	5	Site is outside of any e	victing/	•			
Impact on Retail Areas	reas	5	Development does no					
impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South		•		
Proximity to the Workplace	:	5	Site is within 2km wall	king dist	ance of an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	stance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		3	Site is adjacent to one	or more	e designated heritage	e assets		
Non-Designated Heritage A	Non-Designated Heritage Assets 5			any non-	designated heritage	assets		
Archaeological Assets 5			Site is not thought to		•			
Minerals & Waste Constraints 0			Site is wholly or partially within an identified Minerals Consultation Area and/or Waste					
				-	•		ent in nature or where the	
Defined Open Space					ave ceased prior to the defined as Open Sr		ting/proposed Country	
Defined Open Space			Park or 'Other' Green		a defined as open sp	dec, an exis	ting, proposed country	
Green Belt & Green Wedge		5	Site does not lie within	•	tropolitan Green Be	lt or Green V	Vedge	
Land Classification	Land Classification 0 Site is pred Grade 2 or			Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	compri:	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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	Woodham Ferrers Tov	ite is within 2km walking distance of all services and/or the City Centre/South Voodham Ferrers Town Centre				
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability			e of DSB. In range of bus					
		•	• •	•		-	LoWS, Ancient Woodland	
A 11 L1111 A 11		NO 58	to the north west of the	site with				
Availability Criteria:			1		Availability R	tating:	Green	
Land Ownership		5	Held by developer/wil		er/public sector			
Land Condition		5	Vacant land & buildings					
Legal Constraints		5	Site does not face any	known	egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years	-				
Comments on Achievability		-	<u>, , , , , , , , , , , , , , , , , , , </u>					
Tanana an Alamera biney								

SHELAA Reference:	CFS40		RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Street Re	ecord	Windsor Road, Down	ham, B	illericay, Essex			
Parish:	South Ha	anning	field	Total	Score:	99		
Developable Site Area	1.64			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	68			Typol	ogy:	7		
Proposed Use:	Resident	ial		Comr	nents on the size			
				of site	e:			
Suitability Criteria:					Suitability Ra	ating:	Red	
Proximity to Employment A	Areas 0)	Site is wholly/partially	located	within an existing/p	roposed emp	loyment allocation	
Impact on Retail Areas	5	5	Development does no			•		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
B			Neighbourhood Centr					
Proximity to the Workplace			Site is within 2km wall				1	
Public Transport	5		Site is within 400m wa					
PROW and Cycling Connect			Site is within 100m wa				IELWOLK	
Vehicle Access	5		A route exists enabling	s venicle	access into/adjacen	t to the site		
Strategic Road Access		N/A	Cita dana wat asutain i					
Designated Heritage Assets			Site does not contain a					
Non-Designated Heritage A			Site does not contain a					
Archaeological Assets	. 5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5	•	Less than 5ha of a site Minerals or Waste Coi			rding Area. S	ite is not within a	
Defined Open Space	Defined Open Space 5					ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	. 0	0 The majority of the site (90% or mo				he Metropoli	tan Green Belt or Green	
Land Classification 5			Site is predominantly	Previous	ly Developed Land			
Protected Natural Features	5	5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints	5	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas 5	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 3	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0)	Site has neighbouring	constrai	nts with no potentia	I for mitigation	on	
Proximity to Key Services	0)	Site is in excess of 2km Centre/South Woodha			more services	s and the City	
Community Facilities	3	3	Development would p existing/proposed sch recreation facility					
Comments on Suitability	C	Dutside	of DSB. In range of bus	stops.				
Availability Criteria:					Availability F	Rating:	Green	
Land Ownership	5	5	Held by developer/wil	ling owr	· · · · · · · · · · · · · · · · · · ·		•	
Land Condition	3	3	Low intensity land use	S				
Legal Constraints		5 Site does not face any known legal issues						
Planning Permission or		N/A						
Allocation		•						
Comments on Availability	S	ite is c	urrently in use for othe	r purpos	es.			
Achievability Criteria:					Achievability	Rating:	Green	
Viability	5	5	Development is likely	viable				
Timescale for Deliverability			Up to 5 years					
Comments on Achievability		l						

SHELAA Reference:	CFS41	RAG Rating: Red 27 Nov						
Site Address:	Land North	of Chickdene Farm, Wi	ndsor Road, Downham, Bi	illericay, Ess	sex			
Parish:	South Hann	ingfield	Total Score:	101				
Developable Site Area	1.15		Reason for					
ha):			discounted areas:					
Potential Yield:	26		Typology:	4				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra		Red			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation				
Impact on Retail Areas		Chelmsford City Centr Neighbourhood Centr		Γown Centre	or any designated			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n			
Public Transport	5	Site is within 400m w	alking distance of one or mor	re services				
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW o	r cycle netwo	ork			
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site				
Strategic Road Access	N/A							
Designated Heritage Assets	5		any designated heritage asse					
Non-Designated Heritage A			any non-designated heritage					
Archaeological Assets	5	_	contain any assets of archae					
Minerals & Waste Constrain		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country					
Defined Open Space	5	Site does not lie withit Park or 'Other' Green		oace, an exist	ting/proposed Country			
Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropol	itan Green Belt or Gree			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land	classification/s: Grade 1			
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ing constraints					
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	es and the City			
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but n nool/healthcare facility/place					
Comments on Suitability	Adja	cent to DSB. In range of b	us stops.					
Availability Criteria:			Availability F	Rating:	Green			
and Ownership	5	Held by developer/wi	lling owner/public sector					
and Condition	5	Vacant land & buildin	gs					
			known legal issues					
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:			Achievability	/ Rating:	Green			
Viability	5	Development is likely						
Timescale for Deliverability		Up to 5 years	-					
Comments on Achievability 5 Up to 5 years								

SHELAA Reference: (CFS42	RAG Rating:	Red	2	7 Nov 2024			
Site Address:	New Barne	s Farm, Ingatestone Roa	ad, Highwood, Chelmsfor	d, Essex, CM	1 3RB			
Parish:	Highwood		Total Score:	90				
Developable Site Area	0.32		Reason for					
(ha):			discounted areas:					
Potential Yield:	14		Typology:	20				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability R	ating:	Red			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation				
Impact on Retail Areas	5	Development does no	ot result in the loss of establi	shed shops ar	nd services within			
·		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers	Town Centre	or any designated			
Proximity to the Workplace	0		n walking distance of an em	ployment allo	cation			
Public Transport	0		Om walking distance from all					
PROW and Cycling Connect			to either an existing PROW		ork			
Vehicle Access	5		g vehicle access into/adjace					
Strategic Road Access	N/A		<u> </u>					
Designated Heritage Assets	5		any designated heritage ass	ets				
Non-Designated Heritage A			any non-designated heritage					
Archaeological Assets	5		contain any assets of archae		est			
Minerals & Waste Constrain		Less than 5ha of a site	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Defined Ones Cores	-	Minerals or Waste Co	nsultation Area n an area defined as Open S	naco an ovict	ing/proposed Country			
Defined Open Space	5	Park or 'Other' Green		pace, an exist	ing/proposed Country			
Green Belt & Green Wedge	0		te (90% or more) lies within	the Metropol	itan Green Belt or Green			
oreen sen a oreen rreage		Wedge						
Land Classification	5	Site is predominantly	Previously Developed Land					
Protected Natural Features	3	·	e of any protected natural for		•			
		designated protected designated protected	natural feature or within 50	00m of an inte	rnational/national			
Flood Risk Constraints	5		Site is wholly within Flood Zone 1					
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain			not expected to be required					
Neighbouring Constraints	0		constraints with no potenti	al for mitigation	on			
Proximity to Key Services	0		n walking distance of one or					
			Centre/South Woodham Ferrers Town Centre					
Community Facilities	5		not result in the loss of nor p					
			nool/healthcare facility/place	e of worship/s	sports, leisure, or			
Comments on Suitability	Out	recreation facility side of DSB.						
Availability Criteria:	0 0 0		Availability	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector	nating.	Jiceli			
Land Ownership Land Condition	2	Established multiple u						
	5	Site does not face any known legal issues						
Legal Constraints Planning Permission or		N/A						
Allocation	IN/F	14/1						
Comments on Availability	Site	occupied by other uses.						
Achievability Criteria:			Achievabilit	y Rating:	Green			
Achievability Criteria:								
•	5	Development is likely	viable					
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable		•			

SHELAA Reference:	CFS43		RAG Rating: Amber 27 Nov 2024					
Site Address:	Land Sou	th of	38 Chalklands, Sando	on, Cheli	msford, Essex			
Parish:	Sandon			Total :	Score:	100		
Developable Site Area	0.63			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	12			Typolo	ogy:	5		
Proposed Use:	Residenti	ial		Comm	ents on the size			
				of site	:			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas 5		Site is outside of any e	existing/p	roposed employme	nt allocation		
Impact on Retail Areas	5		Development does no			•		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centro					
Proximity to the Workplace			Site is in excess of 2km			-	cation	
Public Transport	5		Site is within 400m wa					
PROW and Cycling Connect			Site is not connected t				rk	
Vehicle Access 5			A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		/A						
Designated Heritage Assets			Site does not contain a					
Non-Designated Heritage Assets 5			Site does not contain a	-				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 5			Less than 5ha of a site		•	rding Area. S	ite is not within a	
			Minerals or Waste Cor					
Defined Open Space			Site does not lie within Park or 'Other' Green:		defined as Open Sp	ace, an exist	ing/proposed Country	
Cross Dalt Q Cross Modes					tropolitan Green Be	lt or Croon M	ladaa	
Green Belt & Green Wedge							lassification/s: Grade 1	
Land Classification 0			Grade 2 or Grade 3	Greenne	a and primarily with	iiii tile iailu t	iassification/s. Grade 1	
Protected Natural Features	0		Site partially or wholly	compris	es of one or more p	rotected nat	ural features	
Flood Risk Constraints	5		Site is wholly within Fl	ood Zone	2 1			
Air Quality Management Ar	eas 5		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrair	nts 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			more service	s and the City	
			Centre/South Woodha					
Community Facilities	5		Development would n		•			
			existing/proposed sch recreation facility	ooi/neal	ncare facility/place	or worship/s	ports, leisure, or	
Comments on Suitability	Δ	diacer	nt to DSB. In range of bu	is stons	Protected Trees alor	ng the easter	n houndary reference	
Comments on Sultability			221/126 and to the sout					
Availability Criteria:					Availability R		Green	
Land Ownership	5		Held by developer/wil	ling own	•			
Land Condition	5		Vacant land & buildings					
Legal Constraints	5		Site does not face any known legal issues					
Planning Permission or		/A	2.10 docs not face dry		-0 100000			
Allocation	IN IN	, A						
Comments on Availability	P	ossible	e ransom strip. Right of	way ove	the land.			
Achievability Criteria:					Achievability	Rating:	Green	
Viability	5		Development is likely	viable			J. 500	
Timescale for Deliverability		5 Up to 5 years						

SHELAA Reference:	CFS44		RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	Land N	lorth of	Cranham Road, Little	Waltha	ım, Chelmsford, Es	ssex		
Parish:	Little \	Walthar	n	Total	Score:	74		
Developable Site Area	9.73			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	0			Typol	ogy:	33		
Proposed Use:	Emplo	yment		Comn	nents on the size	Size of sit	e is potentially suitable	
				of site	: :	for all em	ployment use	
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	reas	N/A						
Impact on Retail Areas N/								
Proximity to the Workplace	:	N/A						
Public Transport		0	Site is in excess of 400	m walkii	ng distance from all s	services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network	
Vehicle Access	•	5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		0	Site has no direct acce	ss to no	is adjacent to the st		network, primary road	
			network, a safeguarde					
Designated Heritage Assets		5	Site does not contain a		, ,			
Non-Designated Heritage A	ssets	5	Site does not contain a					
Archaeological Assets 5			Site is not thought to		•			
Minerals & Waste Constraints			Site is wholly or partially within an identified Minerals Consultation Area and/or Waste					
				_		•	ent in nature or where the	
Defined Ones Cones			allocated activity wou				ing/proposed Country	
Defined Open Space	ed Open Space 5			Space	denned as Open Sp	ace, all exist	ing/proposed country	
Green Belt & Green Wedge 5			Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge	
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	compris	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or	
		0	recreation facility			1 TDO 200	2/076 J. 111 J.	
Comments on Suitability			e of DSB. Site is adjacent ad and gravel extraction				3/0/6 partly within the	
Availability Criteria:			<u> </u>		Availability R		Yellow	
Land Ownership		3	Promoter has an optic					
Land Condition		5	Vacant land & building				<u></u>	
Legal Constraints		3	Site may possibly face	=				
Planning Permission or				sion 21/00450/REM granted. Awaiting start on site				
Allocation			55.511 21, 55750, NEIVI	0. 4.11.00		. 5100		
Comments on Availability			wner/s have not been in	involved in submission. No evidence of landowner/s support with				
Achievability Criteria:			p. 0	- 35.3	Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		J	op to 5 years					
Comments on Achievability								

SHELAA Reference: (CFS45	RAG Rating:	Red 27 Nov 2024				
Site Address:	Larmar Engin	eering Co Ltd, Main Ro	oad, Margare	etting, Ingates	stone, Essex	c, CM4 9JD	
Parish:	Margaretting		Total Score	2:	91		
Developable Site Area	1.19		Reason for				
(ha):			discounted	l areas:			
Potential Yield:	27		Typology:		4		
Proposed Use:	Residential		Comments	on the size			
		of site:					
Suitability Criteria:			Su	itability Ra	ting:	Red	
Proximity to Employment A	reas 5	Site is outside of any e	existing/propo	sed employmei	nt allocation		
Impact on Retail Areas	5	Development does no			•		
		Chelmsford City Centr Neighbourhood Centr	es				
Proximity to the Workplace	0	Site is in excess of 2kn			-	cation	
Public Transport	5	Site is within 400m wa					
PROW and Cycling Connecti		Site is within 100m wa			-	network	
Vehicle Access	5	A route exists enabling	g vehicle acces	s into/adjacent	t to the site		
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one					
Non-Designated Heritage As	ssets 5	Site does not contain	any non-desig	nated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any as	sets of archaeo	logical intere	est	
Minerals & Waste Constrain	nts 5		ess than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie within Park or 'Other' Green		ned as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or mo	e) lies within th	ne Metropoli	tan Green Belt or Green	
Land Classification	and Classification 0 Site i			d primarily with	in the land c	lassification/s: Grade 1,	
Protected Natural Features	0	Site partially or wholly	y comprises of	one or more pr	rotected natu	ural features	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	its 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 2kn Centre/South Woodha			nore services	and the City	
Community Facilities	3	Development would p			t result in th	e loss of on an	
,		existing/proposed sch	ool/healthcar	e facility/place	of worship/s	ports, leisure, or	
		recreation facility					
Comments on Suitability		ent to DSB. In range of burvation area. 4 trees prot			listed buildir	ig. Adjacent to a	
Availability Criteria:		į		ailability R	ating:	Green	
Land Ownership	5	Held by developer/wil				1	
Land Condition	5	Vacant land & buildings					
Legal Constraints	5	<u> </u>					
Planning Permission or	N/A						
Allocation	1.77	1477					
Comments on Availability							
Achievability Criteria:			Ac	hievability	Rating:	Green	
Viability	5	Development is likely				L	
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		<u> </u>					

SHELAA Reference:	CFS46		RAG Rating:	Yello	ow	2	7 Nov 2024	
Site Address:	67 Peart	ree La	ine, Bicknacre, Chelm	sford, E	Essex, CM3 4LS			
Parish:	Bicknacr		•		Score:	101		
Developable Site Area	0.43			Reasc	on for			
(ha):				disco	unted areas:			
Potential Yield:	10			Typol	ogy:	17		
Proposed Use:	Resident	tial		Comn	nents on the size			
				of site	e:			
Suitability Criteria:					Suitability Ra	ting:	Yellow	
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/p	oroposed employme	nt allocation		
Impact on Retail Areas		0.	Development does no			•		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
D : ' :			Neighbourhood Centr		- 4:	la		
Proximity to the Workplace			Site is in excess of 2km				cation	
Public Transport	5		Site is not connected to				اد	
PROW and Cycling Connect			Site is not connected t			-	II K	
Vehicle Access	5		A route exists enabling	s verilcie	access iiito/aujacen	t to the site		
Strategic Road Access		N/A	Sita dans not contain	any doci	anatad haritaga assa	+c		
U U			Site does not contain a					
Non-Designated Heritage Assets			Site does not contain a				nort .	
Archaeological Assets 5 Minerals & Waste Constraints 5			Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Willierals & Waste Constrain	ווג)	Minerals or Waste Co			Tullig Alea. 3	ite is not within a	
Defined Open Space	5	5	Site does not lie within			ace, an exist	ing/proposed Country	
			Park or 'Other' Green			•	<u> </u>	
Green Belt & Green Wedge					tropolitan Green Be			
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features	C)	Site partially or wholly	compri	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 3	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	5	Site has no neighbouring constraints					
Proximity to Key Services	5	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre					
Community Facilities	5	5	Development would n		•			
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or	
Commonts on Cultiplitie		۱diaaa	recreation facility nt to DSB. In range of bu	ic ctoos	Drivato 7m wida dai	musi from -	idented read TDO	
Comments on Suitability			2 within 15m of the site				laoptea road. TPO	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership	5	5	Held by developer/wil	ling own				
Land Condition	3		Low intensity land use					
Legal Constraints				known l	egal issues			
Planning Permission or		N/A						
Allocation		-						
Comments on Availability	S	Site in i	use for other purposes.					
Achievability Criteria:					Achievability	Rating:	Green	
Viability	5	5	Development is likely	viable	•		•	
Timescale for Deliverability	5	5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: (CFS47	RAG Rating:	RAG Rating: Amber 27 Nov 2024					
Site Address:	Land at J	unction of Woodhill Road	and Hulls L	ane, Sandon, Cl	helmsford,	Essex		
Parish:	Sandon		Total Sco	ore:	111			
Developable Site Area	1.11		Reason f	or				
(ha):			discount	ed areas:				
Potential Yield:	25		Typology	/ :	4			
Proposed Use:	Residenti	al	Commer	nts on the size				
			of site:					
Suitability Criteria:		9	Suitability Ra	ting:	Amber			
Proximity to Employment Areas 5		Site is outside of any	existing/pro	posed employmer	nt allocation	•		
Impact on Retail Areas	Development does n Chelmsford City Cent Neighbourhood Cent	tre, South Wo tres	oodham Ferrers To	own Centre	or any designated			
Proximity to the Workplace	5	Site is within 2km wa	alking distanc	e of an employme	ent allocation	ı		
Public Transport	5	Site is within 400m w	valking distan	ice of one or more	e services			
PROW and Cycling Connectivity		Site is within 100m w				network		
Vehicle Access	5	A route exists enabli	ng vehicle acc	cess into/adjacent	t to the site			
Strategic Road Access		/A						
Designated Heritage Assets		Site does not contain	n any designa	ted heritage asset	ts			
Non-Designated Heritage A	ssets 5	Site does not contain	n any non-des	signated heritage	assets			
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space						ing/proposed Country		
Green Belt & Green Wedge	Site does not lie with							
Land Classification	G					lassification/s: Grade 1		
Protected Natural Features	Site does not compri designated protected designated protected	d natural feat	cure or within 500		within 100m of a locally rnational/national			
Flood Risk Constraints	5	Site is wholly within I	Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbou	ring constrai	nts				
Proximity to Key Services	0		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 existing/proposed so recreation facility	•					
Comments on Suitability	0	utside of DSB. In range of bu	us stops.					
Availability Criteria:				Availability R	ating:	Green		
Land Ownership	5	Held by developer/w		•		•		
Land Condition	5	Vacant land & buildir						
Legal Constraints 5 Site does not face a			y known lega	al issues				
Planning Permission or Allocation		/A						
Comments on Availability								
			1	Achievability	Rating:	Green		
Achievability Criteria:				-CILIEVADIIILV				
Achievability Criteria:	5	Development is likely		Acmevability	110.011.61	G. Co		
Achievability Criteria: Viability Timescale for Deliverability	5	Development is likely Up to 5 years		Acmevability				

SHELAA Reference:	CFS48		RAG Rating:	Amber 27 Nov 2024				
Site Address:	Land E	ast of N	Лујоу, Woodhill Road,	, Sando	n, Chelmsford, Ess	ex		
Parish:	Sando	n		Total	Score:	106		
Developable Site Area	0.36			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	11			Typol	ogy:	17		
Proposed Use:	Reside	ential		Comr	nents on the size			
· 				of site	e:			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wall	king dist	ance of an employm	ent allocation	1	
Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	to either	an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		3	Site is adjacent to one	or more	e designated heritage	assets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets			Site is not thought to		•			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space				ing/proposed Country				
Green Belt & Green Wedge	!	5	Site does not lie within					
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features	;	3	Site does not comprise designated protected designated protected	natural i	feature or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	reas	5	Site is in excess of 500					
Ground Condition Constrain		5	Ground treatment is n					
Neighbouring Constraints	1103	5	Site has no neighbour		•			
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	n walkin	g distance of one or	more service	s and the City	
Community Facilities		5	Development would n existing/proposed sch recreation facility		•			
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.				
Availability Criteria:			<u> </u>		Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	lling owr				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A	,		-0			
Comments on Availability								
Achievability Criteria:		<u> </u>			Achievability	Rating:	Green	
Viability		5	Development is likely	viable	, and the same of			
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability			/ 30.0					
Comments on Achievability		L						

SHELAA Reference:	CFS50		RAG Rating:	Gree	en	2	7 Nov 2024	
Site Address:	Land E	ast of P	remier Lodge Hotel, I	vlain Ro	ad, Boreham, Che	lmsford, Es	sex	
Parish:	Boreh	am		Total	Score:	93		
Developable Site Area	3.07			Reaso	n for			
(ha):				disco	unted areas:			
Potential Yield:	0			Typol	ogy:	32		
Proposed Use:	Emplo	yment		Comr of site	nents on the size		e is potentially suitable ployment use	
Suitability Criteria:				0.0.0.	Suitability Ra		Green	
Proximity to Employment A	reas	N/A			Tourseller, the			
Impact on Retail Areas	саз	N/A						
Proximity to the Workplace	1	N/A						
Public Transport	5	Site is within 400m wa	alking dis	tance of one or mor	e services			
PROW and Cycling Connect	5	Site is within 100m wa				network		
Vehicle Access	5	A route exists enabling			-			
Strategic Road Access		5	Site has direct access				work	
Designated Heritage Assets		3	Site is adjacent to one		-			
Non-Designated Heritage A		5	Site does not contain					
Archaeological Assets		5	Site is not thought to				est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site	is withi	n a Minerals Safegua	rding Area. S	ite is not within a	
			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed (Park or 'Other' Green Space				ing/proposed Country				
Green Belt & Green Wedge		5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	compri	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is r	ot expe	ted to be required			
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	Development would n existing/proposed sch recreation facility					
Comments on Suitability		Road.	e of DSB. Within range of Adjacent to a Registered				ss is available from Main the site to the west, may	
		contair	n veteran trees		1			
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil		er/public sector			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known	egal issues			
Planning Permission or		N/A						
Allocation		Doccibl	a rancom strin Other de	wolonn	ante may have right	of way over	the land	
Comments on Availability		POSSIDI	e ransom strip. Other de	velopm		•		
Achievability Criteria:			I		Achievability	kating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	'							

SHELAA Reference:	CFS51	RAG Rating:	Green	2	7 Nov 2024			
Site Address:	Field OS Re	f 4730, The Chase, Bore	ham, Chelmsford, Esse	x				
Parish:	Boreham		Total Score:	112				
Developable Site Area	1.42		Reason for					
(ha):			discounted areas:					
Potential Yield:	32		Typology:	4				
Proposed Use:	Residential		Comments on the size	e				
·			of site:					
Suitability Criteria:			Suitability	Rating:	Green			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employ					
Impact on Retail Areas	5	Development does no	ot result in the loss of esta	blished shops ar	nd services within			
		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferre res	rs Town Centre	or any designated			
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an emplo	yment allocation	n			
Public Transport	5	Site is within 400m w	alking distance of one or r	nore services				
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a	PROW or cycle	network			
Vehicle Access	5	A route exists enablin	g vehicle access into/adja	cent to the site				
Strategic Road Access	N/A	1						
Designated Heritage Assets	5	Site does not contain	any designated heritage a	ssets				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated herit	age assets				
Archaeological Assets	5	Site is not thought to	contain any assets of arch	aeological inter	est			
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Oper Space	Space, an exist	ing/proposed Country			
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green	Belt or Green V	Vedge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily	within the land o	classification/s: Grade 1,			
Protected Natural Features	3		e of any protected natura natural feature or within					
		designated protected						
Flood Risk Constraints	2	•	area is within Flood Zone					
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain			not expected to be require	ed				
Neighbouring Constraints	5	Site has no neighbour						
Proximity to Key Services	5		alking distance of all servi	ces and/or the C	ity Centre/South			
Community Escilities	3	Woodham Ferrers To	wn Centre out additional strain on bu	t not result in th	ne loss of on an			
Community Facilities	3		nool/healthcare facility/pla					
Comments on Suitability	Adja Cha	acent to DSB. In range of b	us stops. Access is availab	e from resident	ial development (The			
Availability Criteria:	Cita		Availabilit	v Rating:	Green			
Land Ownership	5	Held by developer/wi	illing owner/public sector	,	1			
Land Condition	4	Established single use						
Legal Constraints	5	Site does not face any						
Planning Permission or	N/A							
Allocation	14/7	•						
Comments on Availability	Site	in use for other purposes.						
Achievability Criteria:			Achievabil	ity Rating:	Green			
Viability	5	Development is likely		_ <i>,</i>				
Timescale for Deliverability	5	Up to 5 years						
Timescale for Deliverations								

SHELAA Reference:	CFS52		RAG Rating:	Amb	er	2	7 Nov 2024
Site Address:	Briars	Farm, N	Main Road, Boreham,	Chelmsf	ord, Essex, CM3 3	AD	
Parish:	Boreh	am		Total	Score:	107	
Developable Site Area	21.97			Reaso	n for		
(ha):				discou	ınted areas:		
Potential Yield:	377			Typol	ogy:	1	
Proposed Use:	Reside	ential		Comm of site	nents on the size		
Suitability Criteria:					Suitability Ra	iting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	•
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•	
Proximity to the Workplace	;	5	Site is within 2km wall	king dista	nce of an employm	ent allocation	n
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain a		<u> </u>		
Non-Designated Heritage A	ssets	5	Site does not contain a				
Archaeological Assets		5	Site is not thought to		•		
Minerals & Waste Constrain	2	further assessment to	be unde	rtaken in the form o	f a Minerals		
Defined Open Space		5	Site does not lie within		defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge		5	Park or 'Other' Green Site does not lie within	•	tronolitan Green Re	lt or Green M	Λομα
Land Classification	:	0					classification/s: Grade 1,
Lana Classification		O	Grade 2 or Grade 3	0.000	a and primarily title		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Protected Natural Features		3	Site does not comprise	e of any _l	protected natural fe	atures but is	within 100m of a locally
			designated protected			m of an inte	rnational/national
			designated protected				
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar		5	Site is in excess of 500				
Ground Condition Constrain	nts	5	Ground treatment is n				
Neighbouring Constraints		3	Site has neighbouring		*		
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov			na/or the Cit	ty Centre/South
Community Facilities		3	Development would p existing/proposed sch recreation facility	ut additi	onal strain on but no		
Comments on Suitability			e of DSB. In range of bus	stops. A	n access track to the	e north of the	e site provides access
Availability Criteria:		HOIHIN	lain Road, Boreham.		Availability R	Rating:	Green
Land Ownership		3	Promoter has an option	on to nur	•		
Land Condition		5	Vacant land & building	•	asc site of collabo	. acc with CAI	oming owner
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or		N/A	Site does not face any	VVIII			
Allocation		IV/A					
Comments 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:	Amb	er	2	27 Nov 2024	
Site Address:	Land Nor	rth of	Cricketers Close, Bro	omfield	, Chelmsford			
Parish:	Broomfie			Total		84		
Developable Site Area	14.596			Reason for Gas Pipe and Buffer (0.046ha)				
(ha):				discou	inted areas:		, ,	
Potential Yield:	250		Typology: 1					
Proposed Use:	Resident	ial		Comn	nents on the size			
				of site	:			
Suitability Criteria:					Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	5	Site is outside of any e	existing/p	roposed employme	nt allocation	1	
Impact on Retail Areas	5	5	Development does no					
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	2 5	:	Neighbourhood Centre Site is within 2km wall		ance of an employm	ent allocatio	ın	
Public Transport	_	Site is within 400m wa						
PROW and Cycling Connect	ivity 5		Site is within 100m wa				network	
Vehicle Access	5		A route exists enabling				Hetwork	
Strategic Road Access		v/A	7 TO GREE CAUSES CHASHING	5 70				
Designated Heritage Assets			Site is adjacent to one	or more	designated heritage	e assets		
Non-Designated Heritage A			Site is adjacent to one					
Archaeological Assets	0	_	Site is thought to cont					
Minerals & Waste Constrain							ation Area and/or Waste	
Trimerals & Traste Constituti			Consultation Area where safeguarded infrastructure is permanent in nature or where the					
			allocated activity wou	ld not ha	ve ceased prior to tl	ne intended	delivery of deve	
Defined Open Space	5	5			defined as Open Sp	ace, an exist	ting/proposed Country	
0 0 0 0 0 0 0			Park or 'Other' Green		V 1:		l: 0 D l: 0	
Green Belt & Green Wedge	0)	Wedge	e (90% o	r more) lies within t	ne ivietropoi	litan Green Belt or Green	
Land Classification	3	}	Site is predominantly	Greenfie	ld and primarily with	nin the agric	ultural land	
24.14 0.455041.011			classification/s: Grade			_		
Protected Natural Features	0)	Site partially or wholly	compris	es of one or more p	rotected nat	tural features	
Flood Risk Constraints	1	L	25%-50% of the site a	rea is wit	hin Flood Zone 3			
Air Quality Management Ar	reas 5	5	Site is in excess of 500	m from a	a designated AQMA			
Ground Condition Constrain	nts 3	3	Ground treatment is e	expected	to be required on pa	art of the sit	e	
Neighbouring Constraints	5	5	Site has no neighbour					
Proximity to Key Services	0)	Site is in excess of 2km			more service	es and the City	
Community Footbales	2		Centre/South Woodha Development would p			at racult in t	ha lace of an an	
Community Facilities	3	5	existing/proposed sch					
			recreation facility	,	,, p			
Comments on Suitability	А	Adjacer	nt to DSB. In range of bu	ıs stops.	Potential access off	White Mead	I. Adjacent to buildings of	
			· .	-		•	y TPO/2001/037. Handful	
	0	of trees	protected under TPO/2	2011/015			T -	
Availability Criteria:					Availability F		Green	
Land Ownership	3		Promoter has an optic		chase site or collabo	rate with ex	isting owner	
Land Condition	5		Vacant land & building					
Legal Constraints	5	-	Site does not face any	known l	egal issues			
Planning Permission or	N	N/A						
Allocation								
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability	5		Development is likely	viable				
Timescale for Deliverability	5	5	Up to 5 years					
Comments on Achievability	,							

Site Address: Land at Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex	SHELAA Reference:	CFS54		RAG Rating:	Aml	per	2	7 Nov 2024	
Developable Site Area (ha):	Site Address:	Land a	t Boreh	am Interchange, Colc	hester	Road, Boreham, Cl	nelmsford,	Essex	
Inabase	Parish:	Boreha	am		Total	Score:	79		
Proposed Use: Residential Comments on the size of site: Comments on the size of site: Comments on the size of site: Comments on the size of site: Comments on the size of site: Comments on the size of site: Comments on the size of	Developable Site Area	84.278	3		Reaso	on for	Gas pipe	and Buffer (0.363ha),	
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber					disco	unted areas:	Electricity	/ line (0.069ha)	
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Potential Yield:	1321			Typol	ogy:	26		
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Reside	ntial		Comr	nents on the size			
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 Site is within 400m 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 0 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Oscious and the 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 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site partially is or wholly comprises of one or more protected natural features Site partially or wholly comprises of one or more protected natural features Site partially or wholly comprises of one or more protected natural features Site partially or wholly comprises of one or more protected natural features Site partially or wholly comprises of one or more protected natural features Site partially or wholly comprises of one or more protected natural features Site partially or wholly comprises of one or more protected natural features Site partially or wholly comprises of one or more protected natural features Site partially or wholly comprises of one or more protected natur					of site	e:			
Impact on Retail Areas Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:					•		1.7	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Proximity to the Workplace Site is within 2Mm walking distance of one or more services PROW and Cycling Connectivity O 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 Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any non-designated heritage assets Minerals & Waste Constraints O 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 Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanent in nature or where the Consultation Area where safeguarded infrastructure is permanen	Proximity to Employment A	reas	3	Site is adjacent to an e	existing/	proposed employme	nt allocation	1	
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 Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area whore safeguarded infrastructure is permanent in nature or where it allocated activity would not have ceased prior to the intended delivery of deve Consultation Area where safeguarded infrastructure is permanent in nature or where it 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 Orbore' Green Space Space, an existing/proposed Country Park or Orbore' Green Space Space, an existing/proposed Country Park or Orbore' Green Space Space, an existing/proposed Country Park or Orbore' Green Space Space, an existing/proposed Country Park or Orbore' Green Space Space, an existing/proposed Country Park or Orbore' Green Space Space, an existing/proposed Country Park or Orbore' Green Space Space, an existing/proposed Country Space Space, an existing/proposed Country Space Space Space Space, an existing/proposed Country Space S	Impact on Retail Areas		5	Chelmsford City Centr	e, South		•		
PROW and Cycling Connectivity O Site is not connected to either an existing PROW or cycle network	Proximity to the Workplace	·	5	Site is within 2km wall	king dist	ance of an employm	ent allocatio	n	
Vehicle Access	Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services		
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 allocated activity would not have ceased prior to the intended delivery of deve Park or 'Other' Green Space 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 2 or Grade 3 Protected Natural Features 0 Site is 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 Criteria: Availability Rating: Green Held by developer/willing womer/public sector Land Condition 3 Low intensity land uses Planning Permission or 22/02270/FUL received, yet	PROW and Cycling Connect	ivity	0	Site is not connected t	to either	an existing PROW or	r cycle netwo	ork	
Designated Heritage Assets O Site contains one or more designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
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 2 or Grade 3 Protected Natural Features 0 Site is 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 sit Adjacent to Grade 2 listed building. Partially within a conservation ar Availability Criteria: Availability Criteria: Availability Rating: Green Viability Site in use for other purposes. Achievability Criteria: Achievability Rating: Achievability Rating: Achievability Ratin	Strategic Road Access		N/A						
Archaeological Assets Minerals & Waste Constraints O 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 allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve allocated activity would not activity would not activity would not activity would not activity of the site and ceased prior to the intended delivery of deve allocated activity would not activity would not activity of the site activity mount of the site and ceased prior to the intended delivery of deve and ceased prior to the intended delivery of deve and cannot be activity of the site and ceased prior to the intended activity would not activity of the site and ceased prior to the intended activity of the site and ceased prior to the intended activity of the site and ceased prior to the intended activity of the site and ceased prior to the intended activity of the site and ceased prior t	Designated Heritage Assets		0	Site contains one or m	ore desi	ignated heritage asse	ets		
Minerals & Waste Constraints Osite 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 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 nexcess 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 sit Adjacent to Grade 2 listed building. Partially within a conservation ar Availability Criteria: 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 in use for other purposes. Achievability Rating: Green	Non-Designated Heritage A	ssets	5						
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Defined Open Space 3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, 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 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 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 sit Adjacent to Grade 2 listed building. Partially within a conservation ar Availability Criteria: 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 in use for other purposes. Achievability Criteria: Achievability Criteria: Viability 5 Development is likely viable	Consultation				onsultation Area where safeguarded infrastructure is permanent in nature or where the				
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Flood Risk Constraints Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Neighbouring Constraints OSite has neighbouring constraints with no potential for mitigation Proximity to Key Services OSite is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 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 sit Adjacent to Grade 2 listed building. Partially within a conservation ar Availability Criteria: Land Condition Legal Constraints Site in use for other purposes. Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green				Grade 2 or Grade 3					
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Ground Condition Constraints Neighbouring Constraints O 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 sit Adjacent to Grade 2 listed building. Partially within a conservation ar Availability Criteria: Land Ownership Land Condition Legal Constraints Development will uses Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Rating: Green Green Achievability Rating: Green Viability Development is likely viable									
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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 sit Adjacent to Grade 2 listed building. Partially within a conservation ar Availability Criteria: Land Ownership Land Condition Legal Constraints Development is likely viable Achievability Rating: Green Green Achievability Rating: Green Development is likely viable		nts							
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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: 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 in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable	Community Facilities			existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or	
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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	Availability Criteria:				-	1		Green	
Legal Constraints Degal Constraints Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability Achievability Achievability Rating: Development is likely viable			5	Held by developer/wil	ling owr				
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable	•			Low intensity land use	!S				
Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability Development is likely viable 22/02270/FUL received, yet to be determined Achievability Rating: Green	Legal Constraints		5	Site does not face any	known	legal issues			
Achievability Criteria: Viability Achievability Rating: Green Development is likely viable	Planning Permission or		22/02	270/FUL received, ye	t to be	determined			
Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Comments on Availability		Site in	use for other purposes.					
Viability 5 Development is likely viable						Achievability	Rating:	Green	
	•		5	Development is likely	viable				
				Up to 5 years					
Comments on Achievability				1					

SHELAA Reference:	CFS55		RAG Rating:	Yello	w	2	7 Nov 2024			
Site Address:	Land E	ast and	West of the A12, No	rth Wes	of Howe Green,	Sandon, Ch	elmsford, Essex			
Parish:	Great	Baddov	ı	Total :	Score:	76				
Developable Site Area	88.85			Reaso	n for	Gas pipe a	and Buffer (0.036ha),			
(ha):				discou	inted areas:	Electricity	/ line (0.444ha)			
Potential Yield:	0			Typolo	ogy:	32+33+34	1			
Proposed Use:	Emplo	yment		Comm	ents on the size	Size of sit	e is potentially suitable			
				of site	:	for all em	ployment use			
Suitability Criteria:					Suitability Ra	ting:	Yellow			
Proximity to Employment A	Areas	N/A			•					
Impact on Retail Areas		N/A								
Proximity to the Workplace	9	N/A								
Public Transport		5	Site is within 400m wa	alking dis	tance of one or more	e services				
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking dis	tance to either a PRO	OW or cycle	network			
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site				
Strategic Road Access	Site has direct access to or is adjacent to the strategic road network						work			
Designated Heritage Assets 0 Site contains one or more designated heritage assets										
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more	non-designated her	itage assets				
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	logical inter	est			
Minerals & Waste Constrai	nts	0	Site is wholly or partia	lly withir	an identified Miner	als Consulta	tion Area and/or Waste			
				U		•	ent in nature or where the			
Defined Once Cores					allocated activity would not have ceased prior to the intended delivery of deve Site does not lie within an area defined as Open Space, an existing/proposed Country					
Defined Open Space		5	Park or 'Other' Green		defined as Open sp	ace, an exist	ing/proposed country			
Green Belt & Green Wedge	,	5	Site does not lie within		tropolitan Green Bel	t or Green V	Vedge			
Land Classification		0					classification/s: Grade 1,			
)	Grade 2 or Grade 3							
Protected Natural Features	3	0	Site partially or wholly	compris	es of one or more p	rotected nat	ural features			
Flood Risk Constraints		2	Up to 25% of the site	area is w	thin Flood Zone 3					
Air Quality Management A	reas	5	Site is in excess of 500	m from a	designated AQMA					
Ground Condition Constrai	nts	3	Ground treatment is e	expected	to be required on pa	art of the site	9			
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		Adiace		ıs stons.	Grade 2 listed buildi	ng within site	e. Adjacent to buildings of			
Comments on Sultability							hroughout the sitePriority			
		4 smal	unknown infill: 1583; P	riority 4 s	mall unknown in					
Availability Criteria:					Availability R	ating:	Green			
Land Ownership		5	Held by developer/wil	ling own	•					
Land Condition		3	Low intensity land use	!S						
Legal Constraints		5	Site does not face any	known l	egal issues					
Planning Permission or		N/A								
Allocation		•								
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		,								
Comments on Acmevability		<u> </u>								

SHELAA Reference:	CFS56		RAG Rating:	Amk	er	2	7 Nov 2024
Site Address:	Land N	lorth of	Mill Lane East of Barl	ey Mea	d and South of Ma	aldon Road	, Danbury, Chelmsford,
	Essex						
Parish:	Danbu	ıry		Total	Score:	100	
Developable Site Area	18.44			Reasc			
(ha):				disco	unted areas:		
Potential Yield:	316			Typol		1	
Proposed Use:	Reside	ential		Comn of site	nents on the size		
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•	
Proximity to the Workplace	:	5	Site is within 2km wall	king dista	ance of an employme	ent allocatio	n
Public Transport		5	Site is within 400m wa	lking dis	tance of one or more	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PRO	OW or cycle	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a	any desi	gnated heritage asse	ts	
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaed	logical inter	est	
Minerals & Waste Constrain	nts	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Was Consultation Area where safeguarded infrastructure is permanent in nature or wher 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	n the Me	tropolitan Green Bel	t or Green V	Vedge
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land o	classification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	compris	ses of one or more p	rotected nat	ural features
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1		
Air Quality Management Ar	eas	5	Site is in excess of 500				
Ground Condition Constrain	nts	5	Ground treatment is n				
Neighbouring Constraints		0	Site has neighbouring		·		
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	vn Centr	e		·
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		protec	nt to DSB. In range of bu ted under TPO/2007/04 008/44 on the north wes	6, also gi	oups of trees protec		ry Garden Lane. 0.047ha 2008/43 and
Availability Criteria:			The first week		Availability R	ating:	Green
Land Ownership		5	Held by developer/wil	ling own			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known I	egal 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							
		1					

SHELAA Reference:	CFS58		RAG Rating:	Aml	oer	2	7 Nov 2024
Site Address:	Land E	ast of L	ittle Fields and North	of Mal	don Road, Danbury	, Chelmsfo	rd, Essex
Parish:	Danbu	ıry		Total	Score:	99	
Developable Site Area	6.7			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	115			Typol	ogy:	2	
Proposed Use:	Reside	ential		Comr	ments on the size		
				of site	e:		
Suitability Criteria:					Suitability Ra	iting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	existing/	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace	;	5	Site is within 2km wall	king dist	ance of an employm	ent allocatior	1
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	0	Site is not connected t				rk
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	;	3	Site is adjacent to one	or more	e designated heritage	e assets	
Non-Designated Heritage A	ssets	5	Site does not contain a	any non	-designated heritage	assets	
Archaeological Assets		5	Site is not thought to	contain	any assets of archaed	ological intere	est
Minerals & Waste Constrain	nstraints 2 Site is wholly or partially within an identified Minerals Safeguarding A further assessment to be undertaken in the form of a Minerals Resou				•		
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Co Park or 'Other' Green Space				ing/proposed Country
Green Belt & Green Wedge		5	Site does not lie within	the Me	etropolitan Green Be	lt or Green W	/edge
Land Classification		3	Site is predominantly classification/s: Grade		•	_	
Protected Natural Features		0	Site partially or wholly	compri	ses of one or more p	rotected nati	ural features
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1		
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts	5	Ground treatment is n	ot expe	cted to be required		
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability			nt to DSB. In range of bu north west boundary pr				ell Lane. A row of trees
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling owr	ner/public sector		
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known	legal issues		
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		_	, , , , , , , , , , , , , , , , , , , ,				
22es on Acinevability							

SHELAA Reference:	CFS59		RAG Rating:	Amb	er	2	7 Nov 2024
Site Address:	Field Adja	cent	Lionfield Cottages, N	/lain Ro	ad, Boreham, Chel	msford, Ess	ex
Parish:	Boreham			Total	Score:	105	
Developable Site Area	7.108			Reaso	n for	Electricity	lines (0.022ha)
(ha):				discou	inted areas:		
Potential Yield:	122			Typol	ogy:	2	
Proposed Use:	Residentia	al		Comn	nents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	ating:	Amber
Proximity to Employment A	reas 5		Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas	5		Development does no	t result i	n the loss of establis	hed shops ar	nd services within
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated
	_		Neighbourhood Centr				
Proximity to the Workplace			Site is within 2km wall				1
Public Transport	5		Site is within 400m wa				
PROW and Cycling Connect			Site is within 100m walking distance to either a PROW or cycle network A route exists enabling vehicle access into/adjacent to the site				
Vehicle Access	5	/.	A route exists enabling	g venicle	access into/adjacen	t to the site	
Strategic Road Access		/A	C'ha da a a a banda 'a		and the distance of the second		
Designated Heritage Assets			Site does not contain a				
Non-Designated Heritage A			Site does not contain a				not.
Archaeological Assets	5		Site is not thought to				
Minerals & Waste Constrain	nts 2	Site is wholly or partially within an identified Minerals Safeguarding Area and re further assessment to be undertaken in the form of a Minerals Resource Assess				•	
Defined Open Space	5		Site does not lie within				
Defined Open Space			Park or 'Other' Green				
Green Belt & Green Wedge	5		Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	/edge
Land Classification	0		Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features	5		Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints	2		Up to 25% of the site a	area is w	ithin Flood Zone 3		
Air Quality Management Ar	reas 5		Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts 5		Ground treatment is n	ot exped	ted to be required		
Neighbouring Constraints	0		Site has neighbouring		•		
Proximity to Key Services	3		Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South
Community Facilities	3		Development would p existing/proposed sch recreation facility				
Comments on Suitability	Ac	djacen	t to DSB. In range of bu	ıs stops.			
Availability Criteria:					Availability R	Rating:	Green
Land Ownership	5		Held by developer/wil	ling own	•		
Land Condition	5		Vacant land & building	gs			
Legal Constraints	5		Site does not face any	known l	egal issues		
Planning Permission or Allocation	23	3/001	68/FUL received, yet	t to be o	letermined		
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability	5		Development is likely	viable			1
Timescale for Deliverability			Up to 5 years				
Comments on Achievability			• •				

SHELAA Reference:	CFS63	RAG Rating:	Red	2	7 Nov 2024			
Site Address:	Land East a	and West of Beehive Lan	e, Great Baddow, Chelms	ford, Essex				
Parish:	Great Bado	low	Total Score:	95				
Developable Site Area	24.8		Reason for					
(ha):			discounted areas:					
Potential Yield:	425		Typology:	1				
Proposed Use:	Residentia		Comments on the size					
			of site:					
Suitability Criteria:			Suitability R	ating:	Red			
Proximity to Employment A	Areas 5	Site is outside of any o	existing/proposed employme	ent allocation	1			
Impact on Retail Areas	5	Development does no	ot result in the loss of establi	shed shops a	nd services within			
		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers res	Town Centre	or any designated			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employn	nent allocatio	n			
Public Transport	5	Site is within 400m wa	alking distance of one or mo	re services				
PROW and Cycling Connect	civity 0	Site is not connected	to either an existing PROW o	or cycle netwo	ork			
Vehicle Access	5	A route exists enablin	g vehicle access into/adjace	nt to the site				
Strategic Road Access	N/A	4						
Designated Heritage Assets	Site is adjacent to one	e or more designated heritag	ge assets					
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	e assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est			
Minerals & Waste Constrai	nts 5	Less than 5ha of a site	e is within a Minerals Safegua	arding Area. S	Site is not within a			
			Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country					
Defined Open Space	5	Park or 'Other' Green	•	pace, an exist	ting/proposed Country			
Green Belt & Green Wedge	9 0	The majority of the sit Wedge	te (90% or more) lies within	the Metropol	litan Green Belt or Green			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholly	y comprises of one or more p	protected nat	cural features			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1					
Air Quality Management A	reas 5	Site is in excess of 500	Om from a designated AQMA	١				
Ground Condition Constrai	nts 5	Ground treatment is r	not expected to be required					
Neighbouring Constraints	5	Site has no neighbour						
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	king distance of all services a wn Centre	and/or the Ci	ty Centre/South			
Community Facilities	3	· ·	out additional strain on but r					
			nool/healthcare facility/place	e of worship/s	sports, leisure, or			
Comments on Collectities	A al:	recreation facility		Canada 2 linta	معاملا مسلمانيما			
Comments on Suitability	the		ge of bus stops. Adjacent to he eastern parcel protected					
Availability Criteria:	1.00		Availability	Rating:	Yellow			
Land Ownership	3	Promoter has an option	on to purchase site or collab					
Land Condition	3	Low intensity land use	· ·					
Legal Constraints	5	Site does not face any						
Planning Permission or	N/A	L	<u>-</u>					
Allocation	.,,							
Comments on Availability		downer/s have not been in mission. Site not within pro	volved in submission. No evi	idence of land	downer/s support with			
Achievability Criteria:		, , , , , , , , , , , , , , , , , , ,	Achievability	y Rating:	Green			
Viability	5	Development is likely						
Timescale for Deliverability		Up to 5 years						
Comments on Achievability								

SHELAA Reference:	CFS64		RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Field at	Juncti	on of Main Road and	Hoe Lai	ne, Rettendon, Ch	elmsford, E	ssex	
Parish:	Rettend	don		Total	Score:	93		
Developable Site Area	14.05			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	241			Typol	ogy:	1		
Proposed Use:	Resider	ntial		Comn	nents on the size			
				of site	: :			
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	ر/xisting	roposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	:	5	Site is within 2km wall	king dist	ance of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa	lking dis	tance of one or mor	e services		
PROW and Cycling Connectivity 5			Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	yehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	i	5	Site does not contain a					
Non-Designated Heritage A		5	Site does not contain a					
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	ological inter	est	
Minerals & Waste Constraints			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space 5			Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	en Belt & Green Wedge 0 The majority Wedge			e (90% d	r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	compri	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n	ot expe	ted to be required			
Neighbouring Constraints		0	Site has neighbouring		·			
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City	
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability			e of DSB. In range of bus ne and Main Road. Tree n tree					
Availability Criteria:					Availability R	Rating:	Yellow	
Land Ownership		0	Known to be in particu	larly co	•			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A	·					
Comments on Availability		Freeho	ld out of promoters con	trol.				
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	, , , , , , , , , , , , , , , , , , , ,			
		5	Up to 5 years					
Timescale for Deliverability								

SHELAA Reference:	CFS66	RAG Rating:	Red	2	7 Nov 2024		
Site Address:	Land At Ru	nwell House, Runwell Ro	oad, Runwell, Wickford, Es	ssex			
Parish:	Runwell		Total Score:	99			
Developable Site Area	0.37		Reason for				
(ha):			discounted areas:				
Potential Yield:	11		Typology:	17			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra		Red		
Proximity to Employment A	reas 5	Site is outside of any	Site is outside of any existing/proposed employment allocation				
Impact on Retail Areas	5	· ·	ot result in the loss of establis re, South Woodham Ferrers T res				
Proximity to the Workplace	9 0	Site is in excess of 2kr	n walking distance of an emp	oloyment allo	cation		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5		alking distance to either a PR		network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	nt to the site			
Strategic Road Access		4		<u></u>			
Designated Heritage Assets 3		Site is adjacent to one	e or more designated heritage	e assets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain		Minerals or Waste Co					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp	pace, an exist	ting/proposed Country		
Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropol	litan Green Belt or Green		
ū		Wedge					
Land Classification	3	· · · · · · · · · · · · · · · · · · ·	Greenfield and primarily with	-			
			e 4, Grade 5, non-agricultural				
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is a	not expected to be required				
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	l for mitigati	on		
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities	5	existing/proposed sch recreation facility	not result in the loss of nor puncol/healthcare facility/place	of worship/	sports, leisure, or		
Comments on Suitability	Out	side of DSB. In range of bu	s stops. Direct existing access	from Runwe	ell Road.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
and Condition	5	Vacant land & buildin	gs				
egal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A	1					
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability		Up to 5 years	-				
cocare for Deliverability	,						

Site Address: Parish:	Allotm	ont Gai	adama Dumunali Dagal I				·	
Parich:		Allotment Gardens, Runwell Road						
ransn.	Runwe	ell .		Total	Score:	89		
Developable Site Area	6.89			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	118				ogy:	2		
Proposed Use:	Reside	Residential			nents on the size			
Code a billion Code a via				of site		**	D. d	
Suitability Criteria:			Site is outside of any e	victing/r	Suitability Ra		Red	
Proximity to Employment A	reas	5	Development does no					
Impact on Retail Areas		5	Chelmsford City Centre Neighbourhood Centre	e, South		•		
Proximity to the Workplace		5	Site is within 2km wall	king dista	ance of an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	lking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking dis	tance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t 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		5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets 5		5	Site is not thought to o	contain a	ny assets of archaed	ological inter	est	
Minerals & Waste Constraints 5			Less 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 Park or 'Other' Green !		a defined as Open Sp	ace, an exist	ting/proposed Country	
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification 3		3	Site is predominantly of classification/s: Grade			•		
Protected Natural Features		0	Site partially or wholly	compris	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints		4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 p existing/proposed sche recreation facility					
Comments on Suitability		listed b	e of DSB. In range of bus building. Allotments. Tree 15m of the boundary, m	es prote	cted by TPO/2002/0		Adjacent to Grade 2 north west boundary and	
Availability Criteria:		****	15.11 of the boundary, III	iight be	Availability R	Rating:	Yellow	
Land Ownership		5	Held by developer/wil	ling own				
Land Condition		4	Established single use	6 0 4411	c., pasiic scetoi			
Legal Constraints		0	Site faces known legal	issues				
Planning Permission or Allocation			x 1.77ha of site is an a		nt garden which is	not availal	ble for development	
Comments on Availability		Partial	y an allotment site. Site	in use fo	or other purposes.			
Achievability Criteria:			,		Achievability	Rating	Yellow	
•		5	Development is likely	viahle	Acinevability	Maring.	. Cliow	
VIONIIIIV		J	Development is likely	·IUDIC				
Viability Timescale for Deliverability		4	Over 5 years					

SHELAA Reference:	CFS68	RAG Rating	g: Amber	•	2	7 Nov 2024	
Site Address:	Land Wes	t of 7 Abbey Fields,	Chelmsford		<u> </u>		
Parish:	East Hanr	ingfield	Total Sco	re:	105		
Developable Site Area	0.84		Reason f	or			
(ha):			discount	ed areas:			
Potential Yield:	19		Typology	' :	4		
Proposed Use:	Residenti	al	Commen	ts on the size			
			of site:				
Suitability Criteria:			S	uitability Ra	ting:	Amber	
Proximity to Employment A	reas 5	Site is outside o	f any existing/prop	osed employme	nt allocation	•	
Impact on Retail Areas	5	Development do	oes not result in th	e loss of establish	ned shops ar	d services within	
			Centre, South Wo	odham Ferrers T	own Centre	or any designated	
		Neighbourhood					
Proximity to the Workplace			m walking distance			1	
Public Transport	5		0m walking distan				
PROW and Cycling Connect			ected to either an		-	rk	
Vehicle Access	5		nabling vehicle acc	ess into/adjacent	t to the site		
Strategic Road Access		/A					
Designated Heritage Assets			ntain any designat				
Non-Designated Heritage A			ntain any non-des				
Archaeological Assets	5	Site is not thoug	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrai	nts 5		f a site is within a f	_	rding Area. S	ite is not within a	
		ste Consultation A			. ,		
Defined Open Space	5	Site does not lie Park or 'Other' (tined as Open Sp	ace, an existi	ing/proposed Country	
Groon Bolt & Groon Made				nolitan Graan Bal	t or Groon M	/odgo	
Green Belt & Green Wedge	0		within the Metro			/eage lassification/s: Grade 1	
Land Classification	Grade 2 or Grad	•	na primarny with	iii tile iailu t	iassification/s. Grade 1		
Protected Natural Features	0	Site partially or	wholly comprises	of one or more pr	otected nati	ural features	
Flood Risk Constraints	5	Site is wholly wi	thin Flood Zone 1				
Air Quality Management A	reas 5	Site is in excess	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts 5	Ground treatme	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neig	Site has no neighbouring constraints				
Proximity to Key Services	0		of 2km walking dis		nore service:	s and the City	
			oodham Ferrers T				
Community Facilities	5	•	ould not result in t	•			
		existing/propose recreation facility	ed school/healthca	are facility/place	or worship/s	ports, leisure, or	
Comments on Suitability	Δι		·	could be accesse	ed from an e	xtension to the existing	
comments on suitability		hicular access at Abbe					
Availability Criteria:				Availability R		Green	
Land Ownership	5	Held by develop	er/willing owner/	•			
Land Condition	5	Vacant land & b					
Legal Constraints	5		ce any known lega	lissues			
Planning Permission or		/A	,				
Allocation	IN,						
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is				J. 44	
Timescale for Deliverability		Up to 5 years	- ,				
Timescale for Deliverability	,	5 to 5 years					

SHELAA Reference: (CFS69	RAG Rating:	Red	2	7 Nov 2024	
Site Address:	Bromley Loc	lge, Tileworks Lane, Re	ttendon Common,	Chelmsford, Essex	, CM3 8HB	
Parish:	East Hanning	gfield	Total Score:	99		
Developable Site Area	0.9		Reason for			
(ha):			discounted areas	:		
Potential Yield:	20		Typology:	8		
Proposed Use:	Residential		Comments on the	e size		
			of site:			
Suitability Criteria:			Suitabil	ity Rating:	Red	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed em	ployment allocation		
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South Woodham F	•		
Proximity to the Workplace	5	Site is within 2km wal		nployment allocatio	n	
Public Transport	0	Site is in excess of 400	m walking distance fr	om all services		
PROW and Cycling Connecti	vity 5	Site is within 100m wa	alking distance to eith	er a PROW or cycle	network	
Vehicle Access	5	A route exists enabling				
Strategic Road Access	N/A					
Designated Heritage Assets	5	Site does not contain	any designated herita	ge assets		
Non-Designated Heritage As	ssets 5	Site does not contain				
Archaeological Assets	5	Site is not thought to	contain any assets of	archaeological inter	est	
Minerals or \			ss than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a inerals or Waste Consultation Area			
Defined Open Space	5 Site does not lie within an area defined Park or 'Other' Green Space			Open Space, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	Wedge			itan Green Belt or Green	
Land Classification	5	Site is predominantly				
Protected Natural Features	5	Site is in excess of 100 excess of 500m of any	international/nation	•		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation Site is in excess of 2km walking distance of one or more services and the City				
Proximity to Key Services	0	Centre/South Woodh			s and the City	
Community Facilities	3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		de of DSB. Historic Landfi , Glass/Brick/Tile manufac		s Northern area of s	ite. ECC Contaminated	
Availability Criteria:	Edito	, Glassy Briefly the manarac		ility Rating:	Green	
Land Ownership	5	Held by developer/wi				
Land Condition	3	Low intensity land use				
Legal Constraints	5	Site does not face any				
Planning Permission or	N/A	Site does not race any				
Allocation	IN/A					
Comments on Availability	Site o	currently in use for other p	ourposes.			
Achievability Criteria:			Achieva	bility Rating:	Green	
Viability	5	Development is likely			•	
Timescale for Deliverability	5	Up to 5 years				

SHELAA Reference: 0	CFS70		RAG Rating:	Red		2	7 Nov 2024
Site Address:	Land At	Greer	Lane, Roxwell, Cheln	nsford, I	ssex		
Parish:	Roxwell			Total 9	Score:	103	
Developable Site Area	1.08			Reaso	n for		
(ha):				discou	nted areas:		
Potential Yield:	24			Typolo	ogy:	4	
Proposed Use:	Residen	esidential			ents on the size		
					:		
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no	t result ir	the loss of establis	hed shops an	d services within
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated
			Neighbourhood Centr				
Proximity to the Workplace		5	Site is within 2km wall				1
Public Transport		5	Site is within 400m wa				- t - d
PROW and Cycling Connecti	-7	5	Site is within 100m wa				network
Vehicle Access		5 N/A	A route exists enabling	g venicie	access into/adjacen	t to the site	
			C'i a da cara da la caracta da c				
Designated Heritage Assets 5			Site does not contain a				
Non-Designated Heritage Assets 5			Site does not contain a	•			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	its	5	Minerals or Waste Co		J	rding Area. S	ite is not within a
Defined Open Space		5	Site does not lie within			ace, an existi	ng/proposed Country
• •			Park or 'Other' Green	Space			
Green Belt & Green Wedge		The majority of the sit Wedge	e (90% o	r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfiel	d and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	compris (es of one or more p	rotected natu	ural features
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Are	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	its	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 Centre/South Woodha			more services	s and the City
Community Facilities		3	Development would p			ot result in th	e loss of on an
			existing/proposed sch	ool/healt	hcare facility/place	of worship/s	ports, leisure, or
			recreation facility				
Comments on Suitability		-	nt to DSB. In range of bu FPO/2007/005 just outsi	-	-		
Availability Critoria		unuei	1PO/2007/003 Just Outsi	ide Hortii	Availability R		Green
Availability Criteria:		Е	Hold by dovoloper/wil	lling over		varing.	Green
Land Ownership Land Condition		5	Held by developer/wil Vacant land & building		er/ public sector		
		5	Site does not face any		anal iccupe		
Legal Constraints		5 N/A	Site does not race ally	KIIOWII I	gai issues		
Planning Permission or Allocation		N/A					
Comments on Availability							
					Achievability	Rating:	Green
Achievability Criteria					, will builty		
Achievability Criteria:		5	Development is likely	viable			
Achievability Criteria: Viability Timescale for Deliverability		5 5	Development is likely Up to 5 years	viable			

SHELAA Reference:	CFS71	RAG Rating:	Red	2	7 Nov 2024		
Site Address:	Land East of	Rignals Lane, Galleywo	ood, Chelmsford, Essex				
Parish:	Galleywood		Total Score:	109			
Developable Site Area	15.43		Reason for				
ha):			discounted areas:				
Potential Yield:	265		Typology:	1			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra		Red		
Proximity to Employment A	reas 5	Site is outside of any	Site is outside of any existing/proposed employment allocation				
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	nt to the site	-		
Strategic Road Access				·			
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	_	contain any assets of archaed				
Minerals & Waste Constrain		Minerals or Waste Co					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ting/proposed Country		
Green Belt & Green Wedge	0	The majority of the si	te (90% or more) lies within t	he Metropol	litan Green Belt or Gree		
Land Classification	3	Wedge Site is predominantly	Greenfield and primarily with	hin the agricu	ıltural land		
Lana Classification			4, Grade 5, non-agricultural	_			
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is r	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but nool/healthcare facility/place				
Comments on Suitability	Adja	cent to DSB. In range of b	us stops.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any					
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years	-				
cocare for Deliverability	,						

SHELAA Reference:	CFS72		RAG Rating:	Amb	er	2	7 Nov 2024
Site Address:	Land N	lorth of	the Weir and West o	f Brook	Hill, Little Waltha	m, Chelmsfo	ord
Parish:	Little \	Walthar	n	Total	Score:	97	
Developable Site Area	1.7			Reasc	n for		
(ha):				discou	unted areas:		
Potential Yield:	38	38			ogy:	3	
Proposed Use:	Reside	Residential			nents on the size		
Suitability Criteria:					Suitability Ra	ating:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace		5	Site is within 2km wall				n
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		0	Site contains one or m				
Non-Designated Heritage Assets 5			Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets			Site is not thought to	contain a	ny assets of archaed	ological inter	est
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area		
Defined Open Space 0			The majority of the sit existing/proposed Cou				ed as Open Space, an
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly		•		
Flood Risk Constraints		4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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 p existing/proposed sch recreation facility				
Comments on Suitability		conser		en Space	(Limited Access). 1	tree protect	ed from Brook Hill. Within ed under TPO/2017/022
Availability Criteria:		uu ull	The second secon	aa. y	Availability F	•	Green
Land Ownership		5	Held by developer/wil	ling own	•	. 0	
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or Allocation		N/A	1		<u> </u>		
Comments on Availability							
Achievability Criteria:					Achievability	Rating	Green
Viability		5	Development is likely	viahle	Acinevability	naung.	Jiccii
		5	Up to 5 years	vianic			
Timescale for Deliverability		J	op to 3 years				
Comments on Achievability							

SHELAA Reference: 0	CFS73		RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land E	ast and	West of A1114 and N	lorth ar	nd South of the A12	2, Great Ba	ddow and Galleywood,	
	Chelm	sford, E	ssex					
Parish:	Galley	wood			Score:	86		
Developable Site Area	44.02			Reaso	-	Gas pipe and Buffer (2.24ha)		
(ha):				disco	unted areas:			
Potential Yield:	539				ogy:	27		
Proposed Use:	Mixed	Mixed Use			nents on the size		e is potentially suitable	
				of site	1		ployment use	
Suitability Criteria:			T		Suitability Ra		Red	
	Proximity to Employment Areas 3		Site is adjacent to an e					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•		
Proximity to the Workplace		5	Site is within 2km wal	king dist	ance of an employme	ent allocatio	n	
Public Transport		5	Site is within 400m wa	alking di	stance of one or more	e services		
PROW and Cycling Connecti	ivity	5	Site is within 100m wa	alking di	stance to either a PRO	OW or cycle	network	
Vehicle Access 5		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access 5		5	Site has direct access	to or is a	djacent to the strate	gic road net	work	
Designated Heritage Assets 3		3	Site is adjacent to one	or more	e designated heritage	assets		
Non-Designated Heritage Assets 0			Site contains one or m	ore 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			, ,	ere safe	guarded infrastructur	e is perman	tion Area and/or Waste ent in nature or where the delivery of deve	
Defined Open Space 3			Site partially lies withi Park or 'Other' Green		a defined as Open Sp	ace, an exist	ting/proposed Country	
Green Belt & Green Wedge		3	Site partially lies withi		<u> </u>			
Land Classification		0	Grade 2 or Grade 3		. ,		classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly			rotected nat	ural features	
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 p existing/proposed sch recreation facility					
Comments on Suitability		Street	nt to Urban Area. In ran and West Hanningfield F). 0.05ha and a number	Road. Pa	art of building of loca	l value. Natu	.4, A12, A130, Church ral Green Space (Limited	
Availability Criteria:			,		Availability R		Green	
Land Ownership		5	Held by developer/wil	ling owr	•			
Land Condition		5	Vacant land & building		, p			
Legal Constraints		5	Site does not face any		legal issues			
Planning Permission or Allocation		N/A	0.00 0.00		10 Aug 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
Comments on Availability								
					Achievability	Rating:	Green	
Achievability Criteria:						D'		
Achievability Criteria:		5	Development is likely	viable	,			
Achievability Criteria: Viability Timescale for Deliverability		5	Development is likely Up to 5 years	viable	•		1	

Parish: Developable Site Area [ha]: Potential Yield: Proposed Use: Residential Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 400m walking distance of an employment allocation Public Transport 5 Site is within 400m walking distance of an employment allocation Proximity to the Workplace 5 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 non-designated primage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site partially lies within an amera defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 2 Site is in excess of 500m from a designated AQMA 3	SHELAA Reference:	CFS74		RAG Rating:	Amb	er	2	7 Nov 2024
Developable Site Area (ha): Substantial Yield: 34 Typology: 3	Site Address:	Land S	outh Ea	st of 42 Church Hill, L	ittle Wa	Itham, Chelmsfor	d, Essex	
Chap: Southability Criteria: Suitability Rating: Amber	Parish:	Little V	Valthar	n	Total 9	Score:	91	
Protential Vield: Residential	Developable Site Area	1.5			Reaso	n for		
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Chemistrof City Centre, South Woodham Ferrers Sour Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2Mm walking distance of an employment allocation Neighbourhood Centres Proximity to the Workplace 5 Site is within 2Mm walking distance of an employment allocation Neighbourhood Centres Proximity to the Workplace 5 Site is within 2Mm walking distance of one or more services Proximity to the Workplace 5 Site is within 2Mm walking distance of one or more services Proximity to the Workplace 5 Site is within 2Mm walking distance of one or more services Proximity and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network Wehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Consultation Area 5 Site is within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 partially is within an area defined and primarily within the land classification/s: Grade 1, Green Space 6 Site partially is vehicle and primarily within the land classification/s: Grade 1, Green Space 7 Site Site Site Site Site Site Site Site	(ha):				discou	inted areas:		
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Potential Yield:	34	34			ogy:	3	
Suitability Criteria: Solite is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ntial		Comm	ents on the size		
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chemsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within Atom walking distance of an employment allocation Retail of the Street St					of site	:		
Impact on Retail Areas 5	Suitability Criteria:					Suitability Ra	iting:	Amber
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation PROW and Cycling Connectivity 0 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 exist 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 Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within an Americal Safeguarding Area. Site is not within an Americal Safeguarding Area. Site is not within an area defined as Open Space, an existing/proposed Country Park or 'Other Green Space 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 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints 5 Site is nexcess of Som from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Criteria: Availability Criteria: Availability Rating: Green Land Condition 5 Need power/willing owner/public sector Allocation N/A Blacing Remission or N/A Allocation N/A Sible Development is lik	Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation	•
Public Transport Site is within 400m walking distance of one or more services RROW and Cycling Connectivity	Impact on Retail Areas		5	Chelmsford City Centr	e, South		•	
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 5 Site parally lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 6 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Hertopolitan Green Belt or Green Wedge 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1 Site is wholly within Flood Zone 1 Grade 2 or Grade 3 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site is in excess of 50m from a designated AQMA Site of Site is in excess of 50m from a designated AQMA Site of Site is in excess of 50m from a designated AQMA Site of Site is in excess of 50m from a designated AQMA Site of Site is in excess of 50m from a designated AQMA Site of Site is in excess of 50m from a designated AQMA Site of Site is in excess of 50m from a designated AQMA Site of Site is in excess of 50m from a designated AQMA Site of Site Site is nextensive from a designated AQMA Site of Site Site of Site Site Site Site Site Site Site Site	Proximity to the Workplace	9	5	Site is within 2km wall	king dista	nce of an employm	ent allocation	n
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 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Flood Risk Constraints 5 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints 5 Proximity to Key Services 0 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. Ava	Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services	
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 Site of Sound treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Froximity to Key Services 0 Site has no neighbouring constraints 5 Site has no neighbouring constraints Froximity to Key Services 0 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. Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Achievability Criteria: Achievability Criteria: Vability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	PROW and Cycling Connect	tivity	0					ork
Designated Heritage Assets O 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 any assets of archaeological interest Minerals & Waste Constraints 5 Less 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 1 O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is mexcess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 50m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 50m and expected to be required Neighbouring Constraints 5 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 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 N/A Allocation Entire site not within promoters control. Achievability Criteria: Vacant land & buildings Entire site not within promoters control. Achievability Criteria: Vacant land Sile likely viable	Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Non-Designated Heritage Assets Site is not thought to contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Defined Open Space 3 Site partially lies within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Befined 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 within Flood Zone 1 Air Quality Management Areas 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 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 Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Entire site not within promoters control. Achievability Criteria: Vacant land & buildings Legal Constraints 5 Development is likely viable Finitescale for Deliverability 5 Development is likely viable	Strategic Road Access		N/A					
Archaeological Assets 5	Designated Heritage Assets	5	0					
Minerals & Waste Constraints Less 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	5 5		5	Site does not contain a	any non-	designated heritage	assets	
Defined Open Space Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge	Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	ological intere	est
Park or 'Other' Green Space The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification OSite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features OSite partially or wholly comprises of one or more protected natural features Flood Risk Constraints SSite is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints SGround treatment is not expected to be required Neighbouring Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Jevelopment would put additional strain on but 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: Land Ownership Land Condition SHeld by developer/willing owner/public sector Land Condition SHeld by developer/willing owner/public sector Land Condition SHeld by developer/willing owner/public sector Land Condition Fine site not within promoters control. Achievability Criteria: Achievability Criteria: Valient is likely viable Timescale for Deliverability Up to 5 years Lind Syears Development is likely viable				Minerals or Waste Consultation Area				
Wedge	Defined Open Space		3			defined as Open Sp	ace, an exist	ing/proposed Country
Grade 2 or Grade 3 Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features	Green Belt & Green Wedge 0		0		e (90% o	r more) lies within tl	he Metropoli	itan Green Belt or Green
Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 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: Land Ownership Land Condition Sucant land & buildings Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Achievability Criteria: Achievability Rating: Green Green Achievability Rating: Green Land Condition Sucant land & buildings Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green	Land Classification		0		Greenfiel	d and primarily with	in the land c	classification/s: Grade 1,
Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would put additional strain on but 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: Land Ownership Land Condition SVacant land & buildings Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Viability Development is likely viable Timescale for Deliverability Up to 5 years	Protected Natural Features	3	0	Site partially or wholly	compris	es of one or more p	rotected nat	ural features
Ground Condition Constraints Signature of the sequence of the	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone	2 1		
Neighbouring Constraints Proximity to Key Services O 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 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: Land Ownership S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability S Up to 5 years	Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA				
Proximity to Key Services O 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 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: Land Ownership S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but 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: Land Ownership S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbouring constraints				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 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: Land Ownership S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		0					
Grade 2 listed building. Overlaps a conservation area. Natural Green Space (Limited Access). 0.259ha protected under TPO/2016/017. Availability Criteria: Land Ownership 5 Held by developer/willing 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 Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Community Facilities			existing/proposed sch recreation facility	ool/healt	hcare facility/place	of worship/s	sports, leisure, or
Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability S Held by developer/willing owner/public sector Vacant land & buildings S Site does not face any known legal issues N/A Achievability Rating: Green Achievability Rating: Green	Comments on Suitability		Grade	2 listed building. Overlag	os a cons	ervation area. Natur		
Land Ownership 5 Held by developer/willing 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 Entire site not within promoters control. Achievability Criteria: Achievability Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:		1.20011		2_3,01		lating:	Green
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Achievability Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•		5	Held by developer/wil	ling own			
Legal Constraints Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Site does not face any known legal issues Achievabilissues Achievability Rating: Green Up to 5 years								
Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				,	,	egal issues		
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or			1	2.200	<u> </u>		
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			Entire	site not within promoter	s control			
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				p			Rating	Green
Timescale for Deliverability 5 Up to 5 years	•		5	Develonment is likely	viahle	Acinevability	Manig.	Jiccii
		,		<u> </u>	· lubic			
			5	op to 3 years				

SHELAA Reference:	CFS78		RAG Rating:	Aml	per	2	7 Nov 2024
Site Address:	Stacey	s, Scho	ol Lane, Broomfield, C	helmsf	ord, Essex, CM1 7	-IF	
Parish:	Broom	field		Total	Score:	98	
Developable Site Area	48.79			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	765	765			ogy:	26	
Proposed Use:	Reside	Residential			nents on the size		
				of site	e:		
Suitability Criteria:					Suitability Ra	ating:	Amber
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/	proposed employme	nt allocation	
Impact on Retail Areas 5		5	Development does no Chelmsford City Centr Neighbourhood Centro	e, South		•	
Proximity to the Workplace	9	5	Site is within 2km wall		ance of an employm	ent allocation	1
Public Transport		0	Site is in excess of 400				
PROW and Cycling Connect	tivitv	5	Site is within 100m wa				network
Vehicle Access	, ,	5	A route exists enabling				
		N/A					
Designated Heritage Assets	5	0	Site contains one or m	ore desi	ignated heritage asse	ets	
Non-Designated Heritage Assets 3			Site is adjacent to one				
Archaeological Assets 5			Site is not thought to o	contain a	any assets of archaed	ological intere	est
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				
			Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an existi	ng/proposed Country
Green Belt & Green Wedge 5			Site does not lie within	n the Me	etropolitan Green Be	lt or Green W	'edge
Land Classification	Classification 0 Site is Grade			Greenfie	eld and primarily with	nin the land c	assification/s: Grade 1,
Protected Natural Features	5	5	Site is in excess of 100 excess of 500m of any	interna	tional/national desig		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts	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 wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability			nt to DSB. Access both v Grade 2 listed buildings v				
Availability Criteria:			<u> </u>		Availability F		Green
Land Ownership		5	Held by developer/wil	ling owr			
Land Condition		3	Low intensity land use		•		
Legal Constraints		5	Site does not face any		legal issues		
Planning Permission or		N/A	1		<u> </u>		
Allocation		C:+- '	fau ath a				
Comments on Availability		Site in	use for other purposes.		A .1.1. 1 1111	D. II	w.II.
Achievability Criteria:			T		Achievability	Rating:	Yellow
Viability		5	Development is likely	viable			
Timescale for Deliverability		4	Over 5 years				
Comments on Achievability	1						

SHELAA Reference:	CFS79	RAG Rating:	Yellow	2	7 Nov 2024		
Site Address:	Montpelie	r Farm, Blasford Hill, Litt	le Waltham, Chelmsford,	Essex, CM3	3PG		
Parish:	Little Walt	ham	Total Score:	101			
Developable Site Area	12.25		Reason for				
(ha):			discounted areas:				
Potential Yield:	210		Typology:	1			
Proposed Use:	Residentia		Comments on the size				
·			of site:				
Suitability Criteria:			Suitability R	ating:	Yellow		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme				
Impact on Retail Areas	5	Development does no	ot result in the loss of establi	shed shops ar	nd services within		
		Chelmsford City Cent Neighbourhood Centi	re, South Woodham Ferrers [*] res	Town Centre	or any designated		
Proximity to the Workplace	5		lking distance of an employm	nent allocatio	n		
Public Transport	5		alking distance of one or mo				
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PF	ROW or cycle	network		
Vehicle Access	5		ng vehicle access into/adjace				
Strategic Road Access	N/	A	-				
Designated Heritage Assets			any designated heritage asso	ets			
Non-Designated Heritage A		Site does not contain	any non-designated heritage	e assets			
Archaeological Assets	0	Site is thought to con	tain one or more assets of ar	chaeological	interest		
Minerals & Waste Constrain			ally within an identified Mine	_			
Defined Open Space	5		in an area defined as Open S				
Defined Open Space	3	Park or 'Other' Green	· · · · · · · · · · · · · · · · · · ·	pace, an exist	ing/proposed country		
Green Belt & Green Wedge	5		in the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification	0		Greenfield and primarily wit				
		Grade 2 or Grade 3					
Protected Natural Features	0		y comprises of one or more p	protected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management A	eas 5		Om from a designated AQMA				
Ground Condition Constrain			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 wa Woodham Ferrers To	lking distance of all services a wn Centre	and/or the Cit	ty Centre/South		
Community Facilities	3	· ·	put additional strain on but n nool/healthcare facility/place				
Comments on Suitability	Wit		ops. Access to Blasford Hill, L	ittle Waltham	n. 1 tree protected under		
comments on suitability	TPO	D/2001/040 inside the bour	ndary and a group of trees pr ay contain veteran trees.Con	otected by th			
Availability Criteria:		<u> </u>	Availability		Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any					
Planning Permission or			the Local Plan forming pa	rt of SGS8. S	See 20/00001/MAS.		
Allocation		/02064/OUT, 21/00881/			, , ,		
Comments on Availability		ire site not within promote					
Achievability Criteria:			Achievabilit	v Rating:	Green		
Viability	5	Development is likely		,			
		Up to 5 years					
Timescale for Deliverability							

SHELAA Reference: (CFS80	RAG Rating:	Amber	2	7 Nov 2024		
Site Address:	Land South	West of 217 Chignal Ro	oad, Chignal Smealy, Chelr	nsford, Esse	х		
Parish:	Chignal		Total Score:	108			
Developable Site Area	0.65		Reason for				
(ha):			discounted areas:				
Potential Yield:	12		Typology:	5			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops an	d services within		
		Neighbourhood Centr					
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocation	1		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 0		to either an existing PROW o		rk		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site			
Strategic Road Access N/A							
Designated Heritage Assets 5		Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological intere	est		
Minerals & Waste Constrain	nts 5		ess than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Defined Open Space 5 Site does not li Park or 'Other'			n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification	3		Greenfield and primarily witle 4, Grade 5, non-agricultural	_			
Protected Natural Features	3	·	e of any protected natural fe natural feature or within 500 natural feature		•		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	5		Site has no neighbouring constraints				
Proximity to Key Services	5		alking distance of all services	and/or the C	ity Centre/South		
		Woodham Ferrers To	-	,	-,		
Community Facilities	0		result in the loss of an existing	g/proposed s	chool/healthcare		
			acility/place of worship/sports, leisure, or recreation facility				
Comments on Suitability	Adja	cent to Urban Area. In ran	nge of bus stops. Access from	Chignal Road	l and Mashbury Road.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	4	Established single use					
Legal Constraints	3	Site may possibly face	e legal issues				
Planning Permission or	N/A						
Allocation							
Comments on Availability		el Baptist Church on site. I	Right of access required to m	aintain drain	age. Site currently in use		
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely					
	5	Up to 5 years					
Timescale for Deliverability	1.5	Op to 5 years					

SHELAA Reference:	CFS82	RAG Rating:	Green	2	7 Nov 2024			
Site Address:	Land Sout	h West of Bethel Baptist	Church, Chignal Road, Ch	ignal Smeal	y, Chelmsford, Essex			
Parish:	Chelmsfor	d	Total Score:	114				
Developable Site Area	1.81		Reason for					
(ha):			discounted areas:					
Potential Yield:	41		Typology:	3	3			
Proposed Use:	Residentia	I	Comments on the size					
			of site:					
Suitability Criteria:			Suitability R	ating:	Green			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation				
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops ar	nd services within			
•		•	re, South Woodham Ferrers	Town Centre	or any designated			
		Neighbourhood Cent						
Proximity to the Workplace			lking distance of an employm		n			
Public Transport	5		valking distance of one or mor					
PROW and Cycling Connect			valking distance to either a PR		network			
Vehicle Access	5		ng vehicle access into/adjacer	nt to the site				
Strategic Road Access	N/							
Designated Heritage Assets			Site is adjacent to one or more designated heritage assets					
Non-Designated Heritage A			Site does not contain any non-designated heritage assets					
Archaeological Assets	5		contain any assets of archae					
Minerals & Waste Constrai	nts 5	Minerals or Waste Co		Ü				
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open S _l I Space	pace, an exist	ing/proposed Country			
Green Belt & Green Wedge	5		in the Metropolitan Green Be	elt or Green V	Vedge			
Land Classification	3	Site is predominantly	Greenfield and primarily wit	hin the agricu	ultural land			
		classification/s: Grade 4, Grade 5, non-agricultural use, or urban use						
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	protected nat	ural features			
Flood Risk Constraints	5	Site is wholly within F	Flood Zone 1					
Air Quality Management A	reas 5	Site is in excess of 50	0m from a designated AQMA	l				
Ground Condition Constrai	nts 5	Ground treatment is	not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ring constraints					
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To	ralking distance of all services own Centre	and/or the C	City Centre/South			
Community Facilities	3		put additional strain on but n hool/healthcare facility/place					
Comments on Suitability	Ad		nge of bus stops. Vehiculare a	ccess availab	ole from Chignal Road.			
comments on suitusiney	Ad	jacent to Grade 2 listed buil	Iding. Group of trees protecte ee protected by TPO/2016/02	ed by TPO/20				
Availability Criteria:			Availability I		Green			
and Ownership	5	Held by developer/w	illing owner/public sector					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face any						
Planning Permission or	N/	Ά						
Allocation								
Comments on Availability	Sit	e not within promoters owr	nership.					
Achievability Criteria:			Achievability	Rating:	Green			
/iability	5	Development is likely						
Timescale for Deliverability		Up to 5 years						
Comments on Achievability								

SHELAA Reference:	CFS83		RAG Rating:	Aml	per	2	7 Nov 2024			
Site Address:	Land E	ast and	West of the A12 and	North	and South of the A	414, Great	Baddow and Sandon,			
	Chelms	ford, E	ssex							
Parish:	Danbui	ſy		Total	Score:	84				
Developable Site Area	493.20	4		Reaso	on for	Electricity	line (0.836ha), Gas			
(ha):				disco	unted areas:	pipeline (0.2ha)				
Potential Yield:	6905			Typol	ogy:	23				
Proposed Use:	Mixed	Use		Comr of site	nents on the size	ne size Size of site is potentially suitable for all employment use				
Suitability Criteria:				01 310	Suitability Ra		Amber			
•	roac	5	Site is outside of any e	victing/	•		Allibei			
Proximity to Employment A Impact on Retail Areas	ireas	5	Development does no				nd services within			
impact on Netall Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South		•				
Proximity to the Workplace	:	5	Site is within 2km wall		ance of an employme	ent allocation	1			
Public Transport		5	Site is within 400m wa	alking di	stance of one or more	e services				
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking di	stance to either a PRO	OW or cycle i	network			
Vehicle Access	,	5	A route exists enabling							
Strategic Road Access		5	Site has direct access t				vork			
Designated Heritage Assets		0	Site contains one or m	ore des	ignated heritage asse	ets				
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more	non-designated her	itage assets				
Archaeological Assets		0	Site is thought to cont	to contain one or more assets of archaeological interest						
Minerals & Waste Constrain	nts	0		ere safe	guarded infrastructur	e is permane	tion Area and/or Waste ent in nature or where the			
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an are						
Green Belt & Green Wedge		3	Site partially lies withi	•	etropolitan Green Be	lt or Green V	Vedge			
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				lassification/s: Grade 1,			
Protected Natural Features		0	Site partially or wholly	compri compri	ses of one or more p	rotected nati	ural features			
Flood Risk Constraints		1	25%-50% of the site a	rea is wi	thin Flood Zone 3					
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	!			
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potential	I for mitigation	on			
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	vn Centi	·e					
Community Facilities		3	Development would p existing/proposed sch recreation facility							
Comments on Suitability		Grade	e of DSB. Within range o 2 listed building within s Protected lane within sit	ite. Ove	rlaps conservation ar	ea. Adjacent	nection to Maldon Road. to buildings of local			
Availability Criteria:	<u> </u>				Availability R		Green			
Land Ownership		5	Held by developer/wil	ling owr	•					
Land Condition		3	Low intensity land use		<u> </u>					
Legal Constraints		5	Site does not face any		legal issues					
Planning Permission or		N/A			_=					
Allocation		NA 1:1					611.			
Comments on Availability		-	le ownership though pro er purposes.	omoter h	nas option to purchas	e remaining	area. Site currently in 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:	CFS84		RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land E	ast of T	wo Wishes, Lynfords	Drive, F	unwell, Wickford,	Essex		
Parish:	Runwe	ell		Total	Score:	93		
Developable Site Area	0.44			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	11			Typol	ogy:	17		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	: :			
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•		
Proximity to the Workplace	9	5	Site is within 2km wall	king dist	ance of an employm	ent allocation	n	
Public Transport		0	Site is in excess of 400	m walki	ng distance from all s	services		
PROW and Cycling Connect	ivity	0	Site is not connected t	o either	an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a	any desi	gnated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to	s not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	compri	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	9	
Neighbouring Constraints		5	Site has no neighbour	ing const	raints			
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City	
Community Facilities		5	Development would n existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability		to the		within th	e site. Also tree belt	to the east v	/072 adjacent boundary within 15m protected by	
Availability Criteria:		. 3,2	,	,	Availability R		Green	
Land Ownership		5	Held by developer/wil	ling own	•			
Land Condition		5	Vacant land & building		, pas 500001			
Legal Constraints		5	Site does not face any	•	egal issues			
Planning Permission or Allocation		N/A			-02			
Comments on Availability								
Achievability Criteria:					Achievability	Rating	Green	
•		-	Development is likely	viable	Acinevability	naung:	Green	
Viability		5	<u> </u>	vianie				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS85		RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land N	orth of	Green Acres, Runwel	l Chase	, Runwell, Wickfor	d, Essex		
Parish:	Runwe	·II		Total	Score:	100		
Developable Site Area	0.66			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	13			Typol	ogy:	5		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	2:			
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	;	5	Site is within 2km wall	king dist	ance of an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	ılking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	o either	an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	i	5	Site does not contain a					
Non-Designated Heritage A	ssets	5	Site does not contain a	•				
Archaeological Assets		5 Site is not thought to contain any assets of archaeological interest					est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space		5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% c	or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	compri	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n	ot expe	cted to be required			
Neighbouring Constraints		5	Site has no neighbour	ng cons	traints			
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City	
Community Facilities		5	Development would n existing/proposed sch recreation facility					
Comments on Suitability		Chase	e of DSB. In range of bus with rights of access. Tre 009/36, may contain vet	e belt ju	ist over 15m to the e		Land fronts onto Runwell te protected by	
Availability Criteria:		11 0/20	557,56, may contain vet	cran tie	Availability F	Pating:	Green	
Land Ownership		5	Held by developer/wil	ling own	•	aung.	Jiccii	
Land Condition		5	Vacant land & building		er, public sector			
Legal Constraints		5	Site does not face any	•	egal issues			
		N/A	Site does not race any	KIIOWIII	chai issues			
Planning Permission or Allocation		IN/A						
Comments on Availability					1			
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		2	7 Nov 2024	
Site Address:	Land A	t Greer	Acres, Runwell Chas	e, Runw	ell, Wickford, Esse	ex		
Parish:	Runwe	ell		Total	Score:	103		
Developable Site Area	0.32			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	14			Typol	ogy:	20		
Proposed Use:	Reside	ntial		Comments on the size				
				of site	: :			
Suitability Criteria:					Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	•			
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centr	e, South	Woodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centr					
Proximity to the Workplace	9	5	Site is within 2km walking distance of an employment allocation				1	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	0	Site is not connected t			-	rk	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain any designated heritage assets					
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest					
Archaeological Assets		5	_		-			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor		J	rding Area. S	ite is not within a	
Defined Open Space		5	Site does not lie within			ace. an existi	ing/proposed Country	
Defined Open Space		3	Park or 'Other' Green					
Green Belt & Green Wedge		0	The majority of the sit	e (90% c	r more) lies within t	he Metropoli	tan Green Belt or Green	
			Wedge					
Land Classification			5 Site is predominantly Previously Developed Land					
Protected Natural Features		0	Site partially or wholly		· · · · · · · · · · · · · · · · · · ·	rotected nati	ural features	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar		5	Site is in excess of 500					
Ground Condition Constrain	nts	5	Ground treatment is n	•	•			
Neighbouring Constraints		5	Site has no neighbour				1.1	
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service:	s and the City	
Community Facilities		5	Development would n			ıt additional s	strain on an	
Community racinties		3	existing/proposed sch					
			recreation facility					
Comments on Suitability							Land fronts onto Runwell	
			with rights of access. Tre	-		east of the sit	e protected by	
A ! a la !!!!a Cuita a ui a .		170/20	009/36, may contain vet	eran tret) _ 4!	6	
Availability Criteria:	-		Transfer de 1 - 1 - 1 - 1	P	Availability F	kating:	Green	
Land Ownership		5	Held by developer/wil		er/public sector			
Land Condition		3	Low intensity land use		!:			
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or		N/A						
Allocation Comments on Availability		Site cu	rrently in use for other p	nirnoses				
Achievability Criteria:		Jite cu	Tendy in ase for other p	, ai poses		Datina:	Groon	
Achievability Criteria:		_	Dovolonment is libely	viable	Achievability	kaung:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS88		RAG Rating:	Yello	ow	2	7 Nov 2024			
Site Address:	Site At	Fenn R	oundabout, Burnham	Road,	South Woodham F	errers, Che	lmsford			
Parish:	South	Woodh	am Ferrers	Total	Score:	89				
Developable Site Area	1.05			Reasc	on for					
(ha):				disco	unted areas:					
Potential Yield:	0			Typol	ogy:	34				
Proposed Use:	Employ	yment		Comn	nents on the size	ts on the size				
				of site	e: 					
Suitability Criteria:					Suitability Ra	iting:	Green			
Proximity to Employment A	reas	N/A								
Impact on Retail Areas		N/A								
Proximity to the Workplace	!	N/A								
Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services				
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	stance to either a PR	OW or cycle	network			
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site				
Strategic Road Access		4	Site has direct access t	to or is a	djacent to a primary	road netwo	rk			
Designated Heritage Assets		3	Site is adjacent to one	or more	e designated heritage	assets				
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets				
Archaeological Assets		3	Site is thought to be a	djacent 1	to one or more asset	s of archaeo	logical interest			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co			rding Area. S	ite is not within a			
Defined Open Space		5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge		5	Site does not lie within	•	tropolitan Green Be	lt or Green V	Vedge			
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				classification/s: Grade 1,			
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/nation designated protected natural feature							
Flood Risk Constraints		5	Site is wholly within Fl							
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA					
Ground Condition Constrain		5	Ground treatment is n	ot expe	cted to be required					
Neighbouring Constraints		N/A								
Proximity to Key Services		N/A								
Community Facilities		5	Development would n existing/proposed sch recreation facility							
Comments on Suitability			nt to Urban Area. In ran ial for assets on site.	ge of bu	s stops. Archaeologic	al survey car	ried out indicates			
Availability Criteria:					Availability R	ating:	Yellow			
Land Ownership		5	Held by developer/wil	ling own			•			
Land Condition		3	Low intensity land use	S						
Legal Constraints		3	Site may possibly face	legal iss	ues					
Planning Permission or Allocation		N/A								
Comments on Availability		Operat	ional requirements on s	ite from	UKPN. Right of acce	ss required to	o maintain electrics.			
Achievability Criteria:					Achievability	Rating:	Green			
Viability		5	Development is likely	viable	- I I I I I I I I I I I I I I I I I I I					
Timescale for Deliverability		5	Up to 5 years							
Comments on Achievability		<u> </u>	-1-1-1-1-1-1							
Comments on Acmevability										

SHELAA Reference:	CFS90	RAG Rating:	Amber	2	7 Nov 2024	
Site Address:	Land at 87 I	Main Road, Great Leigh	s, Chelmsford, Essex			
Parish:	Great Leigh	S	Total Score:	106		
Developable Site Area	0.92		Reason for			
(ha):			discounted areas:			
Potential Yield:	21		Typology:	4		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability R	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation		
Impact on Retail Areas	5	•	ot result in the loss of establ	•		
			re, South Woodham Ferrers	Town Centre	or any designated	
5 1 10 1 11 11 1 1	_	Neighbourhood Centr				
Proximity to the Workplace			Site is within 2km walking distance of an employment allocation			
Public Transport	5		alking distance of one or mo			
PROW and Cycling Connect			alking distance to either a P		network	
Vehicle Access	5		g vehicle access into/adjace	rnt to the site		
Strategic Road Access	N/A					
Designated Heritage Assets			e or more designated herita			
Non-Designated Heritage A			any non-designated heritag			
Archaeological Assets	5		contain any assets of archae			
Minerals & Waste Constrain	nts 5		e is within a Minerals Safegu	arding Area. S	Site is not within a	
Defined Ones Care	-	Minerals or Waste Co		inaco, an ovist	ing/proposed Country	
Defined Open Space	5	Park or 'Other' Green	in an area defined as Open S Space	ppace, an exist	g/proposed country	
Green Belt & Green Wedge	5		n the Metropolitan Green B	elt or Green V	Vedge	
Land Classification	0		Greenfield and primarily wi			
24.14 0.455041.0		Grade 2 or Grade 3	. ,		•	
Protected Natural Features	0	Site partially or wholl	y comprises of one or more	protected nat	ural features	
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQM	4		
Ground Condition Constrain	nts 5	Ground treatment is a	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		m walking distance of one o	r more service	s and the City	
			am Ferrers Town Centre			
Community Facilities	3	· ·	out additional strain on but			
		existing/proposed sch recreation facility	nool/healthcare facility/plac	e ot worship/s	sports, leisure, or	
Comments on Suitability	Δdia		us stops. Site has highway fr	ontage 0 104	ha and individual trees	
comments on suitability		ected under TPO/2003/09			and marriadar arces	
Availability Criteria:			Availability	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & buildin				
Legal Constraints	5	Site does not face any	=			
Planning Permission or	N/A		<u> </u>			
Allocation	11/7	•				
Comments on Availability						
Achievability Criteria:			Achievabilit	v Rating:	Green	
Viability	5	Development is likely		,		
Timescale for Deliverability		Up to 5 years				
escare for beliverability						

SHELAA Reference:	CFS91	RAG Rating:	Amber	2	7 Nov 2024				
Site Address:	Land East	of Drakes Farm, Drakes I	ane, Little Waltham, (Chelmsford, Ess	sex				
Parish:	Little Walt		Total Score:	83					
Developable Site Area	2.12		Reason for						
(ha):			discounted areas:						
Potential Yield:	42		Typology:	3+32+33-	+34				
Proposed Use:	Mixed Use		Comments on the s	ize Size of sit	e is potentially suitable				
			of site:	for all em	ployment use				
Suitability Criteria:	•		Suitability	/ Rating:	Amber				
Proximity to Employment A	Areas 0	Site is wholly/partiall	y located within an existi		ployment allocation				
Impact on Retail Areas	5	Chelmsford City Cent Neighbourhood Cent		ers Town Centre	or any designated				
Proximity to the Workplace	5		lking distance of an empl		n				
Public Transport	0	Site is in excess of 40	Om walking distance fron	n all services					
PROW and Cycling Connect	tivity 0	Site is not connected	to either an existing PRO	W or cycle netwo	ork				
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site							
Strategic Road Access	0	ess to nor is adjacent to t ed trunk road or a B-road		I network, primary road					
Designated Heritage Assets	5 5	Site does not contain	any designated heritage	assets					
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heri	tage assets					
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrai	nts 0	Consultation Area wh	ally within an identified N here safeguarded infrastr Jld not have ceased prior	ucture is perman	ent in nature or where th				
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Ope Space	en Space, an exis	ting/proposed Country				
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Gree	n Belt or Green \	Vedge				
Land Classification	0	Site is predominantly Grade 2 or Grade 3							
Protected Natural Features	0		y comprises of one or mo	ore protected nat	ural features				
Flood Risk Constraints	5	Site is wholly within F							
Air Quality Management A			Om from a designated AC						
Ground Condition Constrai			not expected to be requi						
Neighbouring Constraints	0		constraints with no pote						
Proximity to Key Services	0		m walking distance of on- lam Ferrers Town Centre	e or more service	es and the City				
Community Facilities	3	Development would	put additional strain on b nool/healthcare facility/p						
Comments on Suitability		tside of DSB. Overlaps Drak I has frontage onto Drakes							
Availability Criteria:			Availabili	ty Rating:	Green				
Land Ownership	5	Held by developer/w	illing owner/public sector	• •					
Land Condition	5	Vacant land & buildin							
Legal Constraints	5	Site does not face any	y known legal issues						
Planning Permission or Allocation	N/	A							
Comments on Availability									
Achievability Criteria:			Achievab	ility Rating:	Green				
Viability	5	Development is likely							
Timescale for Deliverability		Up to 5 years							
Comments on Achievability		1 -1 1							

SHELAA Reference: (CFS92		RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land So	uth of	4 Glenside Parsonage	Lane,	Margaretting, Inga	itestone, Es	ssex	
Parish:	Margare	etting		Total	Score:	89		
Developable Site Area	3.09			Reaso	n for			
(ha):				discou	unted areas:			
Potential Yield:	61			Typol	ogy:	3		
Proposed Use:	Residen	itial		Comn	nents on the size			
				of site	::			
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas	•	5	Development does no Chelmsford City Centro Neighbourhood Centro	e, South		•		
Proximity to the Workplace	!	0	Site is in excess of 2km	n walking	distance of an emp	loyment allo	cation	
Public Transport		5	Site is within 400m wa	lking dis	tance of one or more	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	o either	an existing PROW or	cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		3	Site is adjacent to one					
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets								
Archaeological Assets		5	Site is not thought to o					
Minerals & Waste Constrair		5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space		5	Site does not lie withir Park or 'Other' Green !		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% c	r more) lies within tl	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	compris	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	2	
Neighbouring Constraints		5	Site has no neighbouri	ng const	raints			
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City	
Community Facilities		3	Development would p existing/proposed sche recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability		conser	nt to DSB. In range of bu vation area. 0.159ha pro 00716 adjacent to north	tected u	nder TPO/2016/036			
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling own	•		3.00	
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating	Green	
					, terne vability		3.00	
•		5	Development is likely i	viahle				
Viability Timescale for Deliverability		5 5	Development is likely up to 5 years	viable				

Site Address: Parish: Developable Site Area (ha): Potential Yield:	Land Wes Great Wa	t of Back Lane and West	of Plavir				
Developable Site Area (ha):	Great Wa		01 1 1ay 11	ig Fields, East of Fo	ord End, For	d End, Chelmsford	
(ha):		ltham	Total	Score:	109		
` '	5.7		Reasc	n for			
Potential Yield:			disco	unted areas:			
	98		Typol	ogy:	2		
Proposed Use:	Residentia	al	Comn	nents on the size			
			of site	2:			
Suitability Criteria:				Suitability Ra		Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/p	proposed employme	nt allocation		
Impact on Retail Areas	5	Development does no Chelmsford City Cent Neighbourhood Cent	re, South res	Woodham Ferrers T	own Centre o	or any designated	
Proximity to the Workplace	5	Site is within 2km wa				1	
Public Transport	5	Site is within 400m w					
PROW and Cycling Connect		Site is within 100m w				network	
Vehicle Access	5	A route exists enablir	ng vehicle	access into/adjacent	t to the site		
Strategic Road Access	N,	/A					
Designated Heritage Assets	3	Site is adjacent to on					
Non-Designated Heritage A		Site does not contain					
Archaeological Assets	5		e is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrair		Less than 5ha of a site Minerals or Waste Co	onsultatio	n Area			
Defined Open Space	5	Park or 'Other' Green	Space			ng/proposed Country	
Green Belt & Green Wedge	5	Site does not lie with					
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3					
Protected Natural Features	3	designated protected	Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature				
Flood Risk Constraints	5	Site is wholly within F	lood Zon	e 1			
Air Quality Management Ar	eas 5	Site is in excess of 50	0m from	a designated AQMA			
Ground Condition Constrair	nts 5	Ground treatment is	not expe	ted to be required			
Neighbouring Constraints	5	Site has no neighbou	ring const	raints			
Proximity to Key Services	0	Site is in excess of 2k Centre/South Woodh			more services	and the City	
Community Facilities	3	Development would existing/proposed scl recreation facility	•				
Comments on Suitability	Ac	ljacent to DSB. In range of b	us stops.				
Availability Criteria:				Availability R	ating:	Green	
Land Ownership	5	Held by developer/w	illing own	er/public sector	-		
Land Condition	5	Vacant land & buildin	ngs				
Legal Constraints	5	Site does not face an	y known l	egal issues			
Planning Permission or Allocation	N,	/A					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is likely	viable			1	
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		-1-1-1-20					

SHELAA Reference:	CFS94	RAG Rating:	Amb	er	2	7 Nov 2024			
Site Address:	Land Sout	h East of Little Waltham	, East and	d West of Essex Re	giment Wa	y, Little Waltham and			
	Broomfiel	d, Chelmsford Essex							
Parish:	Broomfiel	d	Total	Score:	81				
Developable Site Area	154.3		Reaso	n for					
(ha):			discou	ınted areas:					
Potential Yield:	2160		Typol	ogy:	23				
Proposed Use:	Mixed Use	2		nents on the size		e is potentially suitable			
			of site	:	for all em	ployment use			
Suitability Criteria:				Suitability Ra	ting:	Amber			
Proximity to Employment A	reas 0	Site is wholly/partial	ly located	within an existing/pi	roposed emp	oloyment allocation			
Impact on Retail Areas	5	Development does n Chelmsford City Cen Neighbourhood Cen	tre, South		•				
Proximity to the Workplace	5	Site is within 2km wa	alking dista	ance of an employme	ent allocation	n			
Public Transport	5	Site is within 400m v							
PROW and Cycling Connect	ivity 5	Site is within 100m v				network			
Vehicle Access	5	A route exists enabli							
Strategic Road Access	5	Site has direct access				work			
Designated Heritage Assets		Site contains one or							
Non-Designated Heritage A									
Archaeological Assets	5		e is not thought to contain any assets of archaeological interest e is wholly or partially within an identified Minerals Consultation Area and/or Waste						
Minerals & Waste Constrain	nts 0	· ·	here safeg	uarded infrastructur	e is perman	ent in nature or where the			
Defined Open Space	3	Site partially lies with Park or 'Other' Green		defined as Open Sp	ace, an exist	ting/proposed Country			
Green Belt & Green Wedge	3	Site partially lies with	hin the Me	tropolitan Green Be	lt or Green V	Vedge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	y Greenfie	ld and primarily with	in the land o	classification/s: Grade 1,			
Protected Natural Features		Site partially or who		•	rotected nat	ural features			
Flood Risk Constraints	2	Up to 25% of the site							
Air Quality Management Ar		Site is in excess of 50							
Ground Condition Constrain		Ground treatment is							
Neighbouring Constraints	0	Site has neighbourin		•					
Proximity to Key Services	3	Site is within 2km wa Woodham Ferrers To	_		nd/or the Cit	ry Centre/South			
Community Facilities	0	Development would facility/place of wors	result in t	he loss of an existing		chool/healthcare			
Comments on Suitability		thin Urban Area. Overlaps	Mid-Essex	gravel site. Within r	ange of Chel				
		otected under TPO/2017/0							
Availability Criteria:				Availability R	ating:	Green			
Land Ownership	5	Held by developer/w	villing own						
Land Condition	2	Established multiple	uses						
Legal Constraints	5	Site does not face ar		egal issues					
Planning Permission or Allocation		e is already allocated in /01950/OUT	the Loca	l Plan forming par	t of SGS6. S	See 22/00001/MAS,			
Comments on Availability		rt of site currently in use fo	or other pu	rposes.					
Achievability Criteria:				Achievability	Rating:	Green			
Viability	5	Development is likely	v viable			1 3.00			
Timescale for Deliverability	5	Up to 5 years	,						
·····cocaic for Deliverability	J								

Site Address: Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Al Impact on Retail Areas	Galleyv 32.97 404 Resider	wood	stock Road, Galleywoo	Total Reaso discou Typol Comn	Score:	93	
Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment A	32.97 404 Resider			Reaso discou Typol Comn	n for	93	
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment A	404 Resider	ntial		discou Typol Comn			
Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment A	Resider	ntial		Typol Comn	inted areas:		
Proposed Use: Suitability Criteria: Proximity to Employment A	Resider	ntial		Comn	inteu areas.		
Suitability Criteria: Proximity to Employment A		ntial			ogy:	27	
Proximity to Employment A	reas				nents on the size		
Proximity to Employment A	reas			of site):		
	reas				Suitability Ra	ting:	Red
Impact on Retail Areas		5	Site is outside of any e	xisting/p	roposed employme	nt allocation	•
		5	Development does no Chelmsford City Centr	e, South		•	
Proximity to the Workplace		5	Neighbourhood Centro Site is within 2km wall		ance of an employm	ent allocation	n
Public Transport		5	Site is within 400m wa				
· · · · · · · · · · · · · · · · · · ·	s cits c	0	Site is not connected t				nrk
PROW and Cycling Connecti Vehicle Access	vity	5	A route exists enabling				// IX
Strategic Road Access		N/A	7. TOUTE CAISES CHADIIII	y vernicie	access into/aujacen	t to the site	
Designated Heritage Assets		5 5	Site does not contain a	any desig	nated heritage asse	tc	
Non-Designated Heritage Assets	ccotc	5	Site does not contain a		<u> </u>		
Archaeological Assets	35013	5	Site is not thought to	•			ect
Minerals & Waste Constrain	ntc.	5	Less than 5ha of a site		•		
Willierais & Waste Collstialli	11.5	5	Minerals or Waste Cor		•	ruing Area. 3	ite is not within a
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area		ace, an exist	ing/proposed Country
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropoli	itan Green Belt or Green
Land Classification		O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				lassification/s: Grade 1,	
Protected Natural Features		3		not comprise of any protected natural features but is within 100m of a local and protected natural feature or within 500m of an international/national and protected natural feature			
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Are	eas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain		3	Ground treatment is e	xpected	to be required on pa	art of the site	<u> </u>
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		Outside EAHLD	_	stops. P	riority 4 contaminat	ed land: SOP	C000810. Historic landfill:
Availability Criteria:					Availability R	Rating:	Yellow
Land Ownership		5	Held by developer/wil	ling own			
Land Condition		3	Low intensity land use				
Legal Constraints		3	Site may possibly face	legal iss	ues		
Planning Permission or		N/A	<u> </u>				
Allocation		•					
Comments on Availability		Potent	ial issues with site acces	s. Site in	use for other purpo	ses.	
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	Red 27 Nov 202		
Site Address:	Land So	uth Ea	st of Glebe Farm, Sto	ck Road	, Galleywood, Che	elmsford, E	ssex
Parish:	Galleyw	ood		Total	Score:	101	
Developable Site Area	18.9			Reaso	n for		
(ha):		discounted areas:					
Potential Yield:	324			Typol	ogy:	1	
Proposed Use:	Resident	tial		Comn	ents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	iting:	Red
Proximity to Employment A	reas !	5	Site is outside of any e	existing/p	roposed employme	nt allocation	1
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centre Neighbourhood Centre		Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace		5	Site is within 2km wall		ince of an employm	ent allocatio	n
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connecti		5	Site is within 100m wa				network
Vehicle Access	- /	5	A route exists enabling				
Strategic Road Access N					<u> </u>		
Designated Heritage Assets 5			Site does not contain a	any desig	nated heritage asse	ts	
Non-Designated Heritage Assets 5			Site does not contain a				
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	ological inter	est
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
			Minerals or Waste Cor				
Defined Open Space	į	5			defined as Open Sp	ace, an exist	ting/proposed Country
Groon Bolt & Groon Wodgo			Park or 'Other' Green	•	r maral lias within t	ho Motronol	itan Craan Balt or Craan
Green Belt & Green Wedge 0			Wedge	e (90% 0	r more) lies within t	ne ivietropoi	litan Green Belt or Green
Land Classification				Greenfie	d and primarily with	nin the land	classification/s: Grade 1,
Protected Natural Features	3	3	Site does not comprise	e of any i	protected natural fe	atures but is	within 100m of a locally
		designated protected natural feature or within 500m of an international/national					
		_	designated protected				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA				
Air Quality Management Ar		5					
Ground Condition Constrain		5	Ground treatment is not expected to be required Site has neighbouring constraints with no potential for mitigation				
Neighbouring Constraints		0					
Proximity to Key Services	(0	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	3	Development would put additional strain on but not result in the loss of on an				
, , , , , , , , , , , , , , , , , , , ,		-	existing/proposed sch				
			recreation facility				
Comments on Suitability			e of DSB. In range of bus Reserve.	stops. V	lithin 100m of Galle	ywood Com	mon (LoWS) and Local
Availability Critoria:		vature	NESELVE.		Availability R	lating	Groon
Availability Criteria:		- 1	Held by developer/wil	ling our	•	aung.	Green
Land Ownership Land Condition		5	Vacant land & building		er/public sector		
		5	Site does not face any		agal issues		
Legal Constraints Planning Permission or		N/A	Site does not race ally	KIIOWIII	egai issues		
Allocation		IN/A					
Comments on Availability							
Comments on Availability Achievability Criteria:					Achievahility	Rating	Green
Achievability Criteria:		<u> </u>	Develonment is likely	viahle	Achievability	Rating:	Green
		5	Development is likely Up to 5 years	viable	Achievability	Rating:	Green

SHELAA Reference:	CFS97		RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land Sou	ıth of	A12 and East of Stocl	k Road, (Galleywood, Cheli	msford, Esse		
Parish:	Galleywo	ood		Total S	Score:	98		
Developable Site Area	7.12			Reaso	n for	Gas pipe a	ind Buffer (1.08ha)	
(ha):				discou	nted areas:			
Potential Yield:	122		Typology: 2					
Proposed Use:	Resident	:ial		Comm	ents on the size			
				of site				
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	reas 5	5	Site is outside of any e	existing/p	roposed employme	nt allocation		
Impact on Retail Areas	5	5	Development does no	t result ir	the loss of establis	hed shops an	d services within	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centre					
Proximity to the Workplace			Site is within 2km wall				1	
Public Transport	5		Site is within 400m wa					
PROW and Cycling Connect			Site is within 100m wa				network	
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets			Site does not contain a					
Non-Designated Heritage A			Site does not contain a					
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5	5	Less than 5ha of a site Minerals or Waste Cor		J	rding Area. S	ite is not within a	
Defined Open Space	5	5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	C	O The majority of the site (90% or more) lies within the Metropolitan Green Bel Wedge					tan Green Belt or Greer	
Land Classification	C	O Site is predominantly Greenfield and primarily within the land Grade 2 or Grade 3				nin the land c	lassification/s: Grade 1,	
Protected Natural Features	C)	Site partially or wholly	comprise	es of one or more p	rotected nati	ıral features	
Flood Risk Constraints	5	5	Site is wholly within Fl	lood Zone	1			
Air Quality Management Ar	eas 5	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	5	Ground treatment is not expected to be required					
Neighbouring Constraints	C)	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	C)	Site is in excess of 2km	n walking	distance of one or i	more services	and the City	
,			Centre/South Woodha					
Community Facilities	3	3	Development would p					
			existing/proposed sch	ool/healt	hcare facility/place	ot worship/s	ports, leisure, or	
Comments on Suitability		Jutcials	recreation facility	ctone la	formal access off Da	kors Lana 1	17ha protocted under	
Comments on Suitability			e of DSB. In range of bus 106/022 on the boundar			akers Lane. 1.	ina protected under	
Availability Criteria:					Availability R	lating:	Green	
Land Ownership	5	;]	Held by developer/wil	lling own	•		I	
Land Condition	5		Vacant land & building		-			
Legal Constraints	5		Site does not face any		gal issues			
Planning Permission or		v/A		2	<u> </u>			
Allocation		-,, ,						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability	5	5 1	Development is likely	viable				
Viability Timescale for Deliverability	5		Development is likely Up to 5 years	viable				

SHELAA Reference:	CFS98		RAG Rating:	RAG Rating: Green 2				
Site Address:		outh of	Woodhouse Lane and	East of	North Court Road,	, Little Walt	tham, Chelmsford,	
Parish:	Essex Broom	nfield		Total	Score:	111		
Developable Site Area	1.7	incia		Reaso		111		
(ha):	1.,				inted areas:			
Potential Yield:	38	38			ogy:	3		
Proposed Use:	Reside	ntial			nents on the size			
·					:			
Suitability Criteria:					Suitability Ra	ting:	Green	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p	roposed employmer	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•		
Proximity to the Workplace 5			Site is within 2km wall	king dista	nce of an employme	ent allocatio	า	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PRC	DW or cycle i	network	
Vehicle Access 5			A route exists enabling	g vehicle	access into/adjacent	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain a					
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to		•			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area	_		
Defined Open Space	Defined Open Space 5			n an area Space	defined as Open Spa	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	reen Belt & Green Wedge 5			n the Me	tropolitan Green Bel	t or Green W	/edge	
Land Classification	cation 0 S			Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,	
Protected Natural Features	1	0	Site partially or wholly	compris	es of one or more pr	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Adjace	nt to DSB. In range of bu	ıs stops.	0.08ha protected un	der TPO/200	05/051.	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or Allocation		N/A	1					
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			1	
Timescale for Deliverability	,	5	Up to 5 years					
Timescale for Deliverability								

SHELAA Reference: (CFS99	_	RAG Rating:	Amb	er	2	27 Nov 2024		
Site Address:	Land S	outh of	A414 and North of Sa	andon V	illage, Maldon Ro	ad, Sandon	, Chelmsford, Essex		
Parish:	Sandor	า		Total :	Score:	: 102			
Developable Site Area	33			Reaso	n for	Electricity line (0.18ha)			
(ha):				discou	inted areas:				
Potential Yield:	404	404			ogy:	27			
Proposed Use:	Reside	ntial		Comm	ents on the size				
				of site	:				
Suitability Criteria:					Suitability Ra	ating:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation			
			Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•			
Proximity to the Workplace		5	Site is within 2km wall	king dista	ince of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services			
PROW and Cycling Connecti	vity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access N									
			Site is adjacent to one	or more	designated heritage	e assets			
Non-Designated Heritage Assets 5			Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets 5			Site is not thought to				est		
Minerals & Waste Constraints 0					*		tion Area and/or Waste		
			Consultation Area where safeguarded infrastructure is permanent in nature or where the						
			allocated activity wou	ld not ha	ve ceased prior to the	ne intended	delivery of deve		
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Coul Park or 'Other' Green Space						
Green Belt & Green Wedge	dge 5 Site does not lie v			n the Me	tropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/national designated protected natural feature						
Flood Risk Constraints		5	Site is wholly within Fl						
Air Quality Management Ar	935	5	Site is in excess of 500						
Ground Condition Constrain		5	Ground treatment is n						
Neighbouring Constraints	103	0	Site has neighbouring constraints with no potential for mitigation						
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king dista	ince of all services a				
Community Facilities		3	Development would p existing/proposed sch recreation facility	ut additi	onal strain on but no				
Comments on Suitability		-	nt to Urban Area. Withir	_		us stops. Ad	jacent to Grade 2 listed		
		buildin	g. Adjacent to conservat	tion area	1				
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil		er/public sector				
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or Allocation		N/A							
		Site no	t within promoters own	ership.					
Comments on Availability						Pating	C		
					Achievability	nauiie.	Green		
Achievability Criteria:		5	Development is likely	viable	Achievability	naung.	Green		
Achievability Criteria: Viability Timescale for Deliverability		5	Development is likely Up to 5 years	viable	Achievability	raung.	Green		

SHELAA Reference:	CFS101	RAG Rating:	Amber	2	27 Nov 2024		
Site Address:	Land North	West of Park and Ride	Terminus, Woodhill Road	d, Sandon, Cl	nelmsford, Essex		
Parish:	Sandon		Total Score:	94			
Developable Site Area	13.44		Reason for Electric		/ line (0.06ha)		
(ha):			discounted areas:				
Potential Yield:	230		Typology:	1			
Proposed Use:	Residential		Comments on the size				
Cuitabilita Cuitauia			of site:		0 b		
Suitability Criteria:		Sita is wholly/partially	Suitability R		Amber		
Proximity to Employment A			ot result in the loss of establ				
Impact on Retail Areas	5	•	re, South Woodham Ferrers	•			
Proximity to the Workplace	9 5	Site is within 2km wal	king distance of an employr	ment allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mo	re services			
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a P	ROW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjace	ent to the site			
Strategic Road Access	N/A						
Designated Heritage Assets		Site does not contain	any designated heritage ass	ets			
Non-Designated Heritage A		Site does not contain	any non-designated heritag	e assets			
Archaeological Assets	0		tain one or more assets of a		interest		
Minerals & Waste Constrain	nts 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		n an area defined as Open S				
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green B	elt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wi	thin the land o	classification/s: Grade 1,		
Protected Natural Features	5	Site is in excess of 100	Om of any locally designated y international/national des				
Flood Risk Constraints	5	Site is wholly within F		-			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQM	Ą			
Ground Condition Constrain	nts 5	Ground treatment is r	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 wal Woodham Ferrers To	king distance of all services wn Centre	and/or the Ci	ty Centre/South		
Community Facilities	3		out additional strain on but nool/healthcare facility/plac				
Comments on Suitability	With Road		ge of Sandon P&R and bus	stops. Informa	l access exists off Maldon		
Availability Criteria:			Availability	Rating:	Yellow		
Land Ownership	3	Promoter has an option	on to purchase site or collab	orate with ex	isting owner		
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	3	Site may possibly face	e legal issues				
Planning Permission or Allocation	Site	is already allocated in t	the Local Plan forming pa	art of SGS3. S	See 22/00916/OUT		
Comments on Availability	subn	•	volved in submission. No ev supply cables run through t				
Achievability Criteria:			Achievabilit	y Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
	,						

SHELAA Reference:	CFS102		RAG Rating:	2	7 Nov 2024			
Site Address:	Land at	Garag	e Block and West of 5	to 11 (Cards Road, Sando	n, Chelmsfo	ord, Essex	
Parish:	Sandon			Total	Score:	99		
Developable Site Area	8.82			Reasc	n for	Electricity line (0.02ha), Gas		
(ha):					unted areas:	and Buffe	r (0.37ha)	
Potential Yield:	151	151			ogy:	2		
Proposed Use:	Resident	tial		Comn	nents on the size			
				of site	: :			
Suitability Criteria:					Suitability Ra	ting:	Yellow	
Proximity to Employment A	Areas 5	5	Site is outside of any e	xisting/p	roposed employme	nt allocation		
Impact on Retail Areas 5			Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•		
Proximity to the Workplace 5			Site is within 2km wall	king dista	ance of an employm	ent allocation	า	
Public Transport		5	Site is within 400m wa	lking dis	tance of one or mor	e services		
PROW and Cycling Connect	tivity	5	Site is within 100m wa	lking dis	tance to either a PR	OW or cycle i	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access N								
Designated Heritage Assets 3			Site is adjacent to one	or more	designated heritage	e assets		
Non-Designated Heritage Assets 5			Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets 5			Site is not thought to o	contain a	ny assets of archaed	ological intere	est	
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							ing/proposed Country	
Green Belt & Green Wedge	n Belt & Green Wedge 5 Site of			n the Me	tropolitan Green Be	lt or Green W	/edge	
Land Classification	(0 Site is predominan Grade 2 or Grade 3			ld and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features	; ()	Site partially or wholly			rotected nat	ural features	
Flood Risk Constraints	2	2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management A	reas 5	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrai	nts 5	5	Ground treatment is n	ot expe	ted to be required			
Neighbouring Constraints	Ţ	5	Site has no neighbouri	ng const	raints			
Proximity to Key Services	3	3	Site is within 2km walk Woodham Ferrers Tov	vn Centr	e			
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability			nt to DSB. In range of bu .093ha protected under			ard's Road. A	djacent to conservation	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector			
Land Condition	Į.	5	Vacant land & building	gs				
Legal Constraints	3	3	Site may possibly face	legal iss	ues			
Planning Permission or Allocation	ſ	N/A						
Comments on Availability			nal land required to ach to site limits developme				les run through the site. wnership.	
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	,		1	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			<u>-</u>					

Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Land Classification Protected Natural Features Ground Condition Constraints Proximity to Key Services Community Facilities Availability Criteria: Land Ownership Land Condition Constraints Device is in expectation of the proximity of the proximit	Total S Reasor discour Typolo Common of site: side of any existing/prent does not result in d City Centre, South V	focore: 10 In for Inted areas: Integrity 5 Integrity 5 Integrity 5 Integrity 6	08	d, Essex		
Developable Site Area (ha):	Reason discour Typolo Common of site: side of any existing/prent does not result in d City Centre, South V	n for nted areas: bgy: 5 ents on the size :				
Potential Yield: 14	discour Typolo Common of site: side of any existing/prent does not result in d City Centre, South V	nted areas: bgy: 5 ents on the size :				
Potential Yield: Residential Suitability Criteria: Proximity to Employment Areas 5 Site is outs Impact on Retail Areas 5 Development Areas 5 Site is method in Proximity to the Workplace 0 Site is in expublic Transport 5 Site is with PROW and Cycling Connectivity 5 Site is with Vehicle Access 5 A route ex Strategic Road Access N/A Designated Heritage Assets 5 Site does not be a site of the proximity of the proximity of the proximity of the proximity of the workplace of the proximity of the workplace of the proximity of the workplace of the proximity of the pro	Typolo Common of site: side of any existing/prent does not result in d City Centre, South V	ogy: 5 ents on the size :				
Proposed Use: Residential	Common of site: side of any existing/prent does not result in d City Centre, South V	ents on the size				
Suitability Criteria: Proximity to Employment Areas	of site: side of any existing/pr ent does not result in d City Centre, South V	:				
Proximity to Employment Areas Impact on Retail Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Archaeological Assets Site is not Minerals & Waste Constraints Defined Open Space Land Classification Protected Natural Features Ground Condition Constraints Proximity to Key Services Community Facilities Availability Criteria: Legal Constraints Site is not Site does of the services of the side of	ide of any existing/pr ent does not result in d City Centre, South V					
Proximity to Employment Areas Impact on Retail Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Archaeological Assets Site is not Minerals & Waste Constraints Defined Open Space Land Classification Protected Natural Features Ground Condition Constraints Proximity to Key Services Community Facilities Availability Criteria: Legal Constraints Site is not Site does of the services of the side of	ent does not result in d City Centre, South V	Suitability Ratir				
Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Archaeological Assets Defined Open Space Land Classification Protected Natural Features Air Quality Management Areas Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Proximity to Key Services Community Facilities Availability Criteria: Legal Constraints Designated Heritage Assets Site is in expectation Defined Open Space Site does repark or 'Other Constraints Air Quality Management Areas Ground Condition Constraints Site has nother Constraints Proximity to Key Services Community Facilities Site has nother Constraints Si	ent does not result in d City Centre, South V		ng:	Amber		
Chelmsfor Neighbour Proximity to the Workplace 0 Site is in expenditure of the Workplace 1 Site is with PROW and Cycling Connectivity 5 Site is with Vehicle Access 5 A route ex Strategic Road Access N/A 5 Designated Heritage Assets 5 Site does not not provide a site of the Workplace of Designated Heritage Assets 5 Site does not not provide a site of the Workplace of Designated Heritage Assets 5 Site does not not provide a site of the Workplace of Designated Heritage Assets 5 Site does not not provide a site of the Workplace of Designated Assets 5 Site does not not provide a site of the Workplace of Designated Assets 5 Site does not not provide a site of the Workplace of Designated Assets 6 Site does not not provide a site of the Workplace of Designated Assets 6 Site of the Workplace of Designated Assets 7 Site is in expension of the Workplace of Designated Assets 6 Site is in expension of the Workplace of Designated Assets 7 Site is in expension of the Workplace of Designated Assets 7 Site is in expension of the Workplace of Designated Assets 7 Site is in expension of the Workplace of Designated Assets 8 Site is in expension of the Workplace of Designated Assets 8 Site is in expension of the Workplace of Designated Assets 8 Site is in expension of the Workplace of Designated Assets 8 Site is in expension of the Workplace of Designated Assets 8 Site is in expension of the Workplace of Designated Assets 8 Site is in expension of the Workplace of Designated Assets 9 Site is in expension of the Workplace of Designated Assets 9 Site is in expension of the Workplace of Designated Assets 9 Site is in expension of the Workplace of Designated Assets 9 Site is in expension of the Workplace of Designated Assets 9 Site of the Workplace of Designated Assets 9	d City Centre, South V	roposed employment a	allocation			
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Archaeological Assets Archaeological Assets Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Air Quality Management Areas Ground Condition Constraints Proximity to Key Services Community Facilities Pavailability Criteria: Land Ownership Land Condition Site is with Site is with Ar oute ex Site does in Site does in Park or 'Ot Site is need Grade 2 or Site does in Site is preceded assignated designated d	hood Centres	the loss of established Woodham Ferrers Tow				
PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Archaeological Assets Archaeological Assets Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Air Quality Management Areas Ground Condition Constraints Proximity to Key Services Community Facilities Pavailability Criteria: Land Ownership Land Condition Site is with Aroute extended and some park or on the content of th	ccess of 2km walking	distance of an employr	ment alloc	ation		
Vehicle Access5A route exStrategic Road AccessN/ADesignated Heritage Assets5Site does rNon-Designated Heritage Assets5Site does rArchaeological Assets5Site is notMinerals & Waste Constraints5Less than 9 Minerals of Minerals of Site does r Grade 2 or Minerals of Minerals of 	in 400m walking dista	ance of one or more se	ervices			
Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Designated Assets Site does of Park or 'On Grade 2 or Grad		ance to either a PROW		network		
Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Proximity to Key Services Community Facilities Designated Assets Site does of the constraints Site is in expectation of the constraints Community Facilities Developm the constraints Community Facilities Availability Criteria: Land Ownership Land Condition Site does of the constraints Site does of the	ists enabling vehicle a	access into/adjacent to	the site			
Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Proximity to Key Services Community Facilities Designated Site does of Centre/Soo Site is in expension of Constraints Site is in expension of Constraints Flood Risk Constraints Air Quality Management Areas Flood Risk Constraints Flood Risk Constraints Flood Risk Constraints Flood Risk Constraints Site is in expension of Constraints Flood Risk Constraints Flood Risk Constraints Flood Risk Constraints Site is in expension of Centre/Soo Site is in expension of Centre/Soo Community Facilities Flood Risk Constraints Flood Risk Constraints Site is in expension of Centre/Soo Site is in expension of Centre/Soo Community Facilities Flood Risk Constraints Flood Risk Constraints Site is in expension of Centre/Soo Site is in expension of Centre/Soo Site is in expension of Centre/Soo Community Facilities Flood Risk Constraints Flood Risk Constraints Site does of Centre/Soo Site is in expension of Centre/Soo Site is in expension of Centre/Soo Community Facilities Flood Risk Constraints Flood Risk Constraints Site does of Centre/Soo Site is in expension of Ce						
Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Site is not Minerals of Site does of Minerals of Site is not designated design	ot contain any design	nated heritage assets				
Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Site does repark or 'Ot Site is preceding of the Site of Site is preceding of Site is preceding of Site is in expension of Site	ot contain any non-d	designated heritage ass	ets			
Defined Open Space Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Developments on Suitability Availability Criteria: Land Ownership Land Condition Defined Space Site does of Development of Site is in expansion of Site is in ex	thought to contain ar	ny assets of archaeolog	ical intere	est		
Green Belt & Green Wedge 5 Site does not compare the first state of th	r Waste Consultation					
Land Classification Protected Natural Features Protected Natural Features Site does of designated designate	not lie within an area cher' Green Space	defined as Open Space	e, an existi	ng/proposed Country		
Protected Natural Features 3 Site does redesignated designated de	ot lie within the Met	ropolitan Green Belt o	r Green W	'edge		
designated	•	d and primarily within t	the land cl	lassification/s: Grade 1,		
Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Site is in example of the constraint		eature or within 500m o		within 100m of a locally rnational/national		
Air Quality Management Areas Ground Condition Constraints Site is in expension of the proximity to Key Services Ommunity Facilities Community Facilities Comments on Suitability Outside of DSB. In the proximity Criteria: Land Ownership Land Condition Legal Constraints Site is in expension of Si	Site is wholly within Flood Zone 1					
Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints 5 Ground tre 5 Site has no Centre/So Centre/So Developm existing/pr recreation Outside of DSB. In recreation 5 Held by decentry Vacant lan Legal Constraints 5 Site does recreated	Site is in excess of 500m from a designated AQMA					
Neighbouring Constraints Proximity to Key Services Community Facilities Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Site has not consider in the same of	Ground treatment is not expected to be required					
Proximity to Key Services O Site is in except Centre/So Community Facilities Developm existing/pr recreation Comments on Suitability Outside of DSB. In recreation Availability Criteria: Land Ownership Land Condition Legal Constraints Site does recreation 5 Site does recreation	has no neighbouring constraints					
existing/properties and Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Example 1		distance of one or mor	re services	and the City		
Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Outside of DSB. In 19 Held by de 5 Vacant lan 5 Site does n	oposed school/health	in the loss of nor put ach hcare facility/place of v				
Availability Criteria: Land Ownership 5 Held by de Land Condition 5 Vacant lan Legal Constraints 5 Site does r		ithin 100m of The Wille	ows (LoW	S).		
Land Ownership5Held by deLand Condition5Vacant lanLegal Constraints5Site does not be a site of the condition of the condi		Availability Rat		Green		
Land Condition5Vacant landLegal Constraints5Site does not	veloper/willing owne					
Legal Constraints 5 Site does r						
	d & buildings	egal issues				
Allocation		-				
Comments on Availability	d & buildings not face any known le					
Achievability Criteria:						
		Achievability Ra	ating:	Green		
Timescale for Deliverability 5 Up to 5 ye		Achievability Ra	ating:	Green		
Comments on Achievability	not face any known le	Achievability Ra	ating:	Green		

SHELAA Reference:	CFS104	RAG Rating:	Yellow	2	7 Nov 2024			
Site Address:	Horsesho	Farm, Main Road, Bickr	nacre, Chelmsford, Essex,	CM3 4EX				
Parish:	Bicknacre		Total Score:	101				
Developable Site Area	5.26		Reason for					
(ha):			discounted areas:					
Potential Yield:	90	Typology: 2						
Proposed Use:	Residentia	n	Comments on the size					
·			of site:					
Suitability Criteria:			Suitability R	ating:	Yellow			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation	l			
Impact on Retail Areas	5	· ·	ot result in the loss of establ	•				
			re, South Woodham Ferrers	Town Centre	or any designated			
		Neighbourhood Cent						
Proximity to the Workplace			m walking distance of an em		cation			
Public Transport	5		valking distance of one or mo		nul.			
PROW and Cycling Connect			to either an existing PROW		OFK .			
Vehicle Access	5		ng vehicle access into/adjace	iii to the site				
Strategic Road Access	N,			.1.				
Designated Heritage Assets			any designated heritage ass					
Non-Designated Heritage A			any non-designated heritag					
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5			arding Area. S	site is not within a			
Defined Open Space	5	Minerals or Waste Co	in an area defined as Open S	nace an evict	ing/proposed Country			
Defined Open Space	3	Park or 'Other' Green		pace, all exist	ing/proposed country			
Green Belt & Green Wedge	5		in the Metropolitan Green B	elt or Green V	Vedge			
Land Classification	0							
		Grade 2 or Grade 3						
Protected Natural Features	0	Site partially or wholl	ly comprises of one or more	protected nat	ural features			
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 3	Ground treatment is	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	Site has no neighbou	Site has no neighbouring constraints					
Proximity to Key Services	5		alking distance of all service	s and/or the O	City Centre/South			
		Woodham Ferrers To						
Community Facilities	3	·	Development would put additional strain on but not result in the loss of on an					
		recreation facility	existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
Comments on Suitability	Ac	,	ous stops. Access off of Main	Road. 0.142h	a protected under			
			6.ECC contaminated land: CF					
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/w	illing owner/public sector					
Land Condition	5	Vacant land & buildir	ngs					
Legal Constraints	5	5 Site does not face any known legal issues						
Planning Permission or	N,	'A						
Allocation								
Comments on Availability								
Achievability Criteria:			Achievabilit	y Rating:	Green			
Viability	5	Development is likely						
Timescale for Deliverability	5	Up to 5 years						
Comments on Achievability								

SHELAA Reference:	HELAA Reference: CFS107		Amber	2	7 Nov 2024		
Site Address:	Land South E	ast of the Yard, Old Be	ell Lane, Rettendon, Cheln	nsford, Esse	x		
Parish:	Rettendon		Total Score:	113			
Developable Site Area	0.99		Reason for				
(ha):			discounted areas:				
Potential Yield:	22		Typology:	4			
Proposed Use:	Residential	Residential Comments on the size					
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	t result in the loss of establis	shed shops ar	nd services within		
		· ·	e, South Woodham Ferrers 1	Town Centre	or any designated		
		Neighbourhood Centr					
Proximity to the Workplace			king distance of an employm		n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect			alking distance to either a PR		network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	it to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			any designated heritage asse				
			any non-designated heritage				
Archaeological Assets							
Minerals & Waste Constrain	nts 5	Less than 5ha of a site	is within a Minerals Safegua	irding Area. S	ite is not within a		
		Minerals or Waste Co					
Defined Open Space	5		n an area defined as Open Sp	oace, an exist	ing/proposed Country		
Construction Construction		Park or 'Other' Green	•	lk == C · · ·	V-d		
Green Belt & Green Wedge			n the Metropolitan Green Be				
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3					
Protected Natural Features	5		Om of any locally designated o international/national design				
Flood Risk Constraints	5	Site is wholly within F		,			
Air Quality Management Ar		Site is in excess of 500	e is in excess of 500m from a designated AQMA				
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	0		n walking distance of one or	more service	s and the City		
		Centre/South Woodh	am Ferrers Town Centre				
Community Facilities	3		out additional strain on but n				
		- · · ·	ool/healthcare facility/place	of worship/s	ports, leisure, or		
0		recreation facility					
Comments on Suitability	Adjac	ent to DSB. In range of bu			T _		
Availability Criteria:	1		Availability F	Rating:	Green		
Land Ownership	5		lling owner/public sector				
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	N/A						
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		1					

SHELAA Reference:	CFS10	8	RAG Rating: Red 27 Nov 2024					
Site Address:	Land W	Vest of	the Green Man and N	orth of	Highwood Road, I	Edney Comi	mon, Chelmsford,	
	Essex							
Parish:	Highwo	ood		Total Score: 94				
Developable Site Area	5.06			Reaso	n for			
(ha):				discou	ınted areas:			
Potential Yield:	87	Typology: 2						
Proposed Use:	Reside	ntial		Comn	nents on the size			
		of site:						
Suitability Criteria:					Suitability Ra	ating:	Red	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
5 1 1 1 1 1 1 1 1 1			Neighbourhood Centr					
Proximity to the Workplace	е	0	Site is in excess of 2km		•		cation	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	tivity	0	Site is not connected t				ork	
Vehicle Access 5			A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access N/A			a					
Designated Heritage Assets		3	Site is adjacent to one					
Non-Designated Heritage Assets 5			Site does not contain a					
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrai	ints	5	Less than 5ha of a site Minerals or Waste Coi			rding Area. S	lite is not within a	
Dofined Open Space	efined Open Space 5					ace an evist	ing/proposed Country	
Defined Open Space		5	Park or 'Other' Green		defined as Open Sp	ace, all exist	ing/proposed country	
Green Belt & Green Wedge	2	0			r more) lies within t	he Metropol	itan Green Belt or Green	
	Wedge							
Land Classification		0		Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
		_	Grade 2 or Grade 3				::: 100 f l II	
Protected Natural Features	S	3	designated protected				within 100m of a locally	
			designated protected			on or an inte	Titational/Hational	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	ing const	raints			
Proximity to Key Services		0	Site is in excess of 2km	n walking	distance of one or	more service	s and the City	
			Centre/South Woodha	am Ferre	rs Town Centre			
Community Facilities		3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
			existing/proposed sch recreation facility	ooi/heai	thcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability		Outsid	e of DSB. In range of bus stops. Access off of Highwood Road. Within 100m of St Paul					
comments on sultubility			ood Churchyard (LoWS).			ououu	200 0. 00 . aa.	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own		19.011.61	0.00	
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or		N/A			· ·			
Allocation		,						
Comments on Availability								
Achievability Criteria:					Achievability	Rating	Green	
Viability		5	Development is likely	viable	Actinevability	naung.	Jicen	
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability		J	1 25 10 2 10012					
Comments on Acmevability	у							

SHELAA Reference: (CFS109	RAG Rating:	2	27 Nov 2024		
Site Address:	Land East of	Four Gables and South	of Ongar Ro	oad, Highwood	d, Chelmsfo	rd Essex
Parish:	Highwood		Total Score	e:	93	
Developable Site Area	2.1		Reason for	ſ		
(ha):			discounted	d areas:		
Potential Yield:	41		Typology:		3	
Proposed Use:	Residential	esidential Comment				
			of site:			
Suitability Criteria:			Su	itability Ra	ting:	Red
Proximity to Employment A	reas 5	Site is outside of any e	existing/propo	sed employmer	nt allocation	
Impact on Retail Areas	Development does no Chelmsford City Centr Neighbourhood Centr	e, South Woo		•		
Proximity to the Workplace	0	Site is in excess of 2km	n walking dista	ance of an empl	oyment allo	cation
Public Transport	0	Site is in excess of 400	m walking dis	tance from all s	ervices	
PROW and Cycling Connecti	vity 5	Site is within 100m wa	alking distance	to either a PRC	OW or cycle r	network
Vehicle Access	5	A route exists enabling	g vehicle acce	ss into/adjacent	t to the site	
Strategic Road Access						
Designated Heritage Assets	Site does not contain a	any designate	d heritage asset	ts		
Non-Designated Heritage As	Site does not contain a	any non-desig	nated heritage	assets		
Archaeological Assets	Site is not thought to	contain any as	sets of archaeo	logical intere	est	
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	ite is not within a
Defined Open Space	5	Park or 'Other' Green Space				ng/proposed Country
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or mo	re) lies within th	ne Metropoli	tan Green Belt or Green
Land Classification	0	Grade 2 or Grade 3				lassification/s: Grade 1,
Protected Natural Features	5	Site is in excess of 100 excess of 500m of any	international			
Flood Risk Constraints	5	Site is wholly within Fl				
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a des	ignated AQMA		
Ground Condition Constrain	nts 5	Ground treatment is n	not expected t	o be required		
Neighbouring Constraints	0	Site has neighbouring		•		
Proximity to Key Services	0	Site is in excess of 2km Centre/South Woodha			nore services	and the City
Community Facilities	3	Development would p existing/proposed sch recreation facility				
Comments on Suitability	Outsid	de of DSB.				
Availability Criteria:			A۱	ailability R	ating:	Green
Land Ownership	5	Held by developer/wil	lling owner/pu	ıblic sector		
Land Condition	5	Vacant land & building	gs			
Legal Constraints	5	Site does not face any known legal issues				
Planning Permission or Allocation	N/A	•				
Comments on Availability						
Achievability Criteria:			Ac	hievability	Rating:	Green
Acinevability Criteria.				7	<u> </u>	1
•	5	Development is likely	viable			
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable			

SHELAA Reference: (CFS110	RAG Rating:	Red	2	7 Nov 2024		
Site Address:	Land West of	Red House, Cooksmill	Green, Highwood, Chelr	nsford, Esse	x		
Parish:	Highwood		Total Score:	91			
Developable Site Area	5.3		Reason for				
(ha):			discounted areas:				
Potential Yield:	91		Typology:	2			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employm	ent allocation			
Impact on Retail Areas	5		t result in the loss of establi				
		Neighbourhood Centr					
Proximity to the Workplace	0		n walking distance of an em		cation		
Public Transport	0	Site is in excess of 400	m walking distance from all	services			
PROW and Cycling Connect	ivity 0		to either an existing PROW of		ork		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjace	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritag	ge assets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	e assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological intere	est		
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegu nsultation Area	arding Area. S	ite is not within a		
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	e (90% or more) lies within	the Metropoli	itan Green Belt or Gree		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	thin the land c	lassification/s: Grade 1		
Protected Natural Features	5		m of any locally designated international/national desi				
Flood Risk Constraints	5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA	1			
Ground Condition Constrain	nts 5	Ground treatment is r	ot expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3		ut additional strain on but r ool/healthcare facility/place				
Comments on Suitability	Outsi	de of DSB. Access from Ki	ngs Court Farm. Adjacent to	Grade 2 liste	d building.		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/wil	ling owner/public sector		•		
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A	1	3				
Allocation	.,,,,						
Comments on Availability							
Achievability Criteria:			Achievabilit	y Rating:	Green		
Viability	5	Development is likely		,			
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference: (CFS111	RAG Rating:	Red	2	7 Nov 2024					
Site Address:	Land North	of Hawkin Smiths Farm	house, Wyses Road,	Highwood, Cheli	msford, Essex					
Parish:	Highwood		Total Score:	100						
Developable Site Area	0.57		Reason for							
(ha):			discounted areas:							
Potential Yield:	11		Typology:	5						
Proposed Use:	Residential		Comments on the	size						
'			of site:							
Suitability Criteria:			Suitabili	ty Rating:	Red					
Proximity to Employment A	reas 5	Site is outside of any	Site is outside of any existing/proposed employment allocation							
Impact on Retail Areas	5	Development does no	ot result in the loss of e	stablished shops ar	nd services within					
•		Chelmsford City Centr Neighbourhood Centr	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated							
Proximity to the Workplace	0		Site is in excess of 2km walking distance of an employment allocation							
Public Transport	0		Om walking distance fro							
PROW and Cycling Connect			alking distance to eithe		network					
Vehicle Access	5		g vehicle access into/a							
Strategic Road Access	N/A	The same of the same		.,						
Designated Heritage Assets		Site does not contain	any designated heritag	ze assets						
Non-Designated Heritage A			any non-designated he							
Archaeological Assets	5		contain any assets of a		est					
Minerals & Waste Constrair			e is within a Minerals S							
		Minerals or Waste Co								
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		pen Space, an exist	ing/proposed Country					
Green Belt & Green Wedge	O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge									
Land Classification	assification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grac									
Protected Natural Features	5		Om of any locally design							
			/ international/nationa	l designated protec	cted natural features					
Flood Risk Constraints	5	Site is wholly within F								
Air Quality Management Ar			Om from a designated A							
Ground Condition Constrain			not expected to be req	uired						
Neighbouring Constraints	5	Site has no neighbour								
Proximity to Key Services	0		n walking distance of c		s and the City					
Community For allist an	-		am Ferrers Town Cent		strain on an					
Community Facilities	5	•	not result in the loss of nool/healthcare facility	•						
		recreation facility	iooi, incultificate facility	place of worship, s	100113, 1013410, 01					
Comments on Suitability	Outs	de of DSB.								
Availability Criteria:			Availabi	lity Rating:	Green					
Land Ownership	5	Held by developer/wi	lling owner/public sect							
Land Condition	5	Vacant land & buildin	gs							
Legal Constraints	5	Site does not face any								
Planning Permission or	N/A	<u>, </u>								
Allocation	/**									
Comments on Availability										
Achievability Criteria:			Achieva	bility Rating:	Green					
Viability	5	Development is likely	viable		•					
Timescale for Deliverability	5	Up to 5 years								

SHELAA Reference:	CFS11	2	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land N	lorth W	est of Mapletree Wo	rks, Broo	ok Lane, Galleywo	od, Chelms	ford	
Parish:	Galley	wood		Total :	Score:	102		
Developable Site Area	4.88			Reaso	n for			
(ha):				discou	unted areas:			
Potential Yield:	84			Typol	ogy:	2		
Proposed Use:	Reside	ntial		Comm of site	ents on the size			
Suitability Criteria:					Suitability Ra	ating:	Red	
Proximity to Employment A	Areas	5	Site is outside of any e	existing/p	roposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•		
Proximity to the Workplace 5			Site is within 2km wal	king dista	nce of an employm	ent allocatio	n	
Public Transport		0	Site is in excess of 400	m walkir	g distance from all	services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network	
Vehicle Access		3		here are no visible constraints that would likely prevent the implementation of a ro o enable vehicle access into/adjacent to the site				
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain	any desig	nated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co		J	rding Area. S	Site is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gre 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 100 excess of 500m of any	m of any	locally designated	orotected na	tural features and in	
Flood Risk Constraints		5	Site is wholly within Fl			•		
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a	designated AQMA			
Ground Condition Constrain		5	Ground treatment is r					
Neighbouring Constraints		5	Site has no neighbour	ing const	raints			
Proximity to Key Services		0	Site is in excess of 2kn Centre/South Woodha			more service	s and the City	
Community Facilities		3	Development would p existing/proposed sch recreation facility	ut additi	onal strain on but n			
Comments on Suitability		Outsid	e of DSB.					
Availability Criteria:					Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector			
Land Condition		5	Vacant land & building	gs				
Legal Constraints		3	Site may possibly face	legal issu	ıes			
Planning Permission or Allocation		N/A						
Comments on Availability		Possih	le ransom strip. Overhea	nd electri	supply cables run t	hrough the	site.	
Achievability Criteria:		. 555101	- Lancon Strip. Overried		Achievability		Green	
Viability Circuit.		5	Development is likely	viable	, torne valority		J. CC	
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability		J	op to 5 years					
Comments on Acmevability								

SHELAA Reference:	CFS113	3	RAG Rating:	Red		2	7 Nov 2024		
Site Address:	Land N	orth Ea	ast of Skeggs Farm, Ch	elmsfo	rd Road, Writtle, C	Chelmsford,	Essex		
Parish:	Writtle			Total	Score:	101			
Developable Site Area	16.47			Reaso	n for				
(ha):				disco	unted areas:				
Potential Yield:	282			Typol	ogy:	1			
Proposed Use:	Resider	ntial		Comr	nents on the size				
				of site	e:				
Suitability Criteria:					Suitability Ra	ating:	Red		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/	oroposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops an	d services within		
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated						
D		_	Neighbourhood Centres Site is within 2km walking distance of an employment allocation						
Proximity to the Workplace	3	5					1		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g venicle	access into/adjacen	it to the site			
Strategic Road Access		N/A							
Designated Heritage Assets		5	Site does not contain a						
Non-Designated Heritage A	3	Site is adjacent to one							
Archaeological Assets		5	Site is not thought to						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an existi	ing/proposed Country		
Green Belt & Green Wedge	2	O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge					tan Green Belt or Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,		
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 Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbour	Site has no neighbouring constraints					
Proximity to Key Services		3	Site is within 2km wall	king dist	ance of all services a	nd/or the Cit	y Centre/South		
			Woodham Ferrers Tov	vn Centr	·e				
Community Facilities		3	Development would p						
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or		
Commente on College Ultra		۸ ما:	recreation facility		^ -!:	ladaa.e	la and internat		
Comments on Suitability			nt to Urban Area. In ran 008/054 east of site on b						
Availability Criteria:		0, 2		70 411441	Availability F		Green		
Land Ownership		5	Held by developer/wil	ling owr		will.	- Ciccii		
Land Condition		5	Vacant land & building		ici/ public sector				
			Site may possibly face		HAC				
Legal Constraints		3	Site may possibly race	iegai iss	ues				
Planning Permission or Allocation		N/A							
Comments on Availability		Possib	e ransom strip. Access to	o site lin	nits development po	tential.			
Achievability Criteria:			p 11300		Achievability		Green		
Viability		5	Development is likely	viable	Acinevability		J. C.C.II		
Timescale for Deliverability	,	5	Up to 5 years	· IUDIC					
		3	op to 3 years						
Comments on Achievability									

SHELAA Reference:	CFS11	4	RAG Rating:	Amb	er	2	7 Nov 2024		
Site Address:	Southf	ields, S	chool Road, Good Eas	ter, Che	elmsford, Essex, CI	M1 4RT			
Parish:	Good	Easter		Total	Score:	110			
Developable Site Area	0.62			Reasc	n for				
(ha):				discou	counted areas:				
Potential Yield:	12			Typol	ogy:	5			
Proposed Use:	Reside	ntial		Comn	nents on the size				
				of site	:				
Suitability Criteria:					Suitability Ra		Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/p	proposed employme	nt allocation			
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centr	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	<u>۽</u>	5	Site is within 2km walking distance of an employment allocation						
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets	3	Site is adjacent to one	or more	designated heritage	e assets				
Non-Designated Heritage A	5	Site does not contain a	any non-	designated heritage	assets				
Archaeological Assets	5	Site is not thought to		•					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie within	-	tropolitan Green Be	lt or Green V	Vedge			
Land Classification 0							classification/s: Grade 1,		
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any						
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	9		
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	am Ferre	rs Town Centre		·		
Community Facilities		5	Development would n existing/proposed sch recreation facility						
Comments on Suitability		proper	nt to DSB. In range of bu ty from School Road. Ad ntaminated land: CHL41	jacent to	conservation area.		ving the residential ed land: SOPC000526 and		
Availability Criteria:			The state of the s		Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own			3.00		
Land Condition		4	Established single use		, pasie scotoi				
Legal Constraints		5	Site does not face any	known I	egal issues				
Planning Permission or Allocation		N/A	Size does not lace any						
Comments on Availability		Site cu	rrently in use for other p	urpose.					
Achievability Criteria:					Achievability	Rating	Green		
Viability		5	Development is likely	viable	. terric vasinity	.tatilig.	3.00		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		J	op to 5 years						
Comments on Acmevability									

SHELAA Reference:	CFS116	RAG Rating:	Amber	2	7 Nov 2024			
Site Address:	Land East o	1-15 Millfields, Danbu	ry, Chelmsford, Essex					
Parish:	Danbury		Total Score:	102				
Developable Site Area	3.35		Reason for					
(ha):			discounted areas:					
Potential Yield:	66		Typology:	3				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation				
Impact on Retail Areas	5	-	ot result in the loss of establis	•				
			re, South Woodham Ferrers	Town Centre	or any designated			
5 1 10 1 11 11 11	_	Neighbourhood Centr						
Proximity to the Workplace			lking distance of an employm		<u> </u>			
Public Transport	0		Om walking distance from all		I			
PROW and Cycling Connect			to either an existing PROW o	-	DEK			
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	it to the site				
Strategic Road Access	N/A	City I is a second						
Designated Heritage Assets			any designated heritage asse					
Non-Designated Heritage A			any non-designated heritage					
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Dofined Open Space	5		in an area defined as Open Sp	nace an evicti	ing/proposed Country			
Defined Open Space	3	Park or 'Other' Green		race, all Exist	mb/ proposed country			
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green W	Vedge			
Land Classification	3		Greenfield and primarily wit					
		classification/s: Grade	e 4, Grade 5, non-agricultural	use, or urbar	n 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 F	lood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is a	not expected to be required					
Neighbouring Constraints	5	Site has no neighbour						
Proximity to Key Services	3		lking distance of all services a	ind/or the Cit	y Centre/South			
		Woodham Ferrers To						
Community Facilities	3		out additional strain on but n nool/healthcare facility/place					
		recreation facility	iooi, nearmeare racinty, place	or worship/s	יייייייייייייייייייייייייייייייייייייי			
Comments on Suitability	Adia		Pedestrian access from Mill La	ane. Row of t	rees north of site within			
			030 and TP)/2002/025, some					
Availability Criteria:			Availability F		Green			
Land Ownership	3	Promoter has an option	on to purchase site or collabo					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face any	_					
Planning Permission or	N/A		<u> </u>					
Allocation	,,							
Comments on Availability								
Achievability Criteria:			Achievability	/ Rating:	Green			
Viability	5	Development is likely			1			
Timescale for Deliverability		Up to 5 years						
Comments on Achievability		_ 						

SHELAA Reference:	CFS117	7	RAG Rating:	Red		2	7 Nov 2024		
Site Address:	BAE Wo	orks, W	est Hanningfield Roa	d, Grea	t Baddow, Chelmsf	ford			
Parish:	Great B	addov	I	Total	Score:	77			
Developable Site Area	17.04			Reaso	on for	Electricity	substation (0.14ha),		
(ha):				disco	unted areas:	Sewage p	umping station		
						(0.05ha)			
Potential Yield:	292			Typology: 1+32+36					
Proposed Use:	Mixed	Use		Comments on the size Size of site is potentially sui					
				of site	e:	for all em	ployment use		
Suitability Criteria:					Suitability Ra	iting:	Red		
Proximity to Employment A	reas	0	Site is wholly/partially	Site is wholly/partially located within an existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•			
Proximity to the Workplace	,	5	Site is within 2km wall		ance of an employme	ent allocation	n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivitv	5	Site is within 100m wa				network		
Vehicle Access	,	5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		0					network, primary road		
			network, a safeguarde	ed trunk	road or a B-road				
Designated Heritage Assets	;	0	Site contains one or m	ore des	ignated heritage asse	ets			
Non-Designated Heritage A	ssets	0	Site contains one or m						
Archaeological Assets		5	Site is not thought to						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area				
Defined Open Space 3 Site partially lies within an area defined as Open Space, at Park or 'Other' Green Space			ace, an exist	ing/proposed Country					
Green Belt & Green Wedge	!	3	Site partially lies withi	n the M	etropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	eld and primarily with	nin the land c	classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly		-	rotected nat	ural features		
Flood Risk Constraints		2	Up to 25% of the site a						
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		3	Ground treatment is e						
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation						
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	wn Centi	·e				
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		14 run	s along Northern bounda	ary of sit	e. Grade 2 listed buil	_	d at present. Cycle Route al listed building within		
Availability Critoria:		site. Pa	art of building of local va	iue. Out	Availability R	eating:	Yellow		
Availability Criteria:		5	Held by developer/wil	ling own	<u> </u>	atilig.	I CIIOW		
Land Ownership Land Condition		2	Established multiple u		ici, public sector				
Legal Constraints		3	Site may possibly face		ues				
Planning Permission or		N/A	Site may possibly face	105ai 133					
Allocation									
Comments on Availability		Land le	ease agreement currently	y in plac	e. Part of site current	tly in use for	other purposes.		
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	,		1		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:	CFS11	9	RAG Rating:	Amb	er	2	7 Nov 2024		
Site Address:	Land E	ast of t	he Crescent, Little Lei	ghs, Che	elmsford, Essex				
Parish:	Great	Leighs		Total	Score:	104			
Developable Site Area	5.37			Reaso	n for				
(ha):				discou	unted areas:				
Potential Yield:	0			Typology: 32+36					
Proposed Use:	Mixed	Use		Comments on the size Size of site is potentially so					
				of site):	for all em	ployment use		
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated			
Proximity to the Workplace	;	5	Site is within 2km wall				1		
Public Transport		5	Site is within 400m wa	alking dis	tance of one or more	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PRO	OW or cycle r	network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		5	Site has direct access t				vork		
Designated Heritage Assets	;	3	Site is adjacent to one						
Non-Designated Heritage Assets 5			Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaec	ological intere	est		
Minerals & Waste Constrain	nts	2	Site is wholly or partia further assessment to	•		•	ding Area and requires Resource Assessment		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country		
Green Belt & Green Wedge	!	5	Site does not lie within		•				
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features						
Protected Natural Features	i	0				rotected nati	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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 Centre/South Woodha	am Ferre	rs Town Centre		•		
Community Facilities		5	Development would n existing/proposed sch recreation facility		•				
Comments on Suitability		The Cr	e of DSB. In range of bus escent. Group of trees p of the trees may be vete	rotected	l by TPO/2013/008 v				
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	ling own			•		
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any		egal 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		7	Svei S years						
Comments on Achievability									

SHELAA Reference:	CFS12	0	RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	Land N	North W	est of Longlands Farm	n, Boreł	nam Road, Great Le	eighs, Cheln	nsford	
Parish:	Great	Leighs		Total	Score:	99		
Developable Site Area	11.976	5		Reasc	n for	Sewage Pi	umping Station	
(ha):				disco	unted areas:	(0.004ha)		
Potential Yield:	205			Typol	ogy:	2		
Proposed Use:	Reside	ential		Comn	nents on the size			
				of site):			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employmen	nt allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall				1	
Public Transport		5	Site is within 400m wa	lking dis	tance of one or more	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa			· · · · · · · · · · · · · · · · · · ·	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t 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 A	ssets	3	Site is adjacent to one	or more	non-designated her	itage assets		
Archaeological Assets	5	Site is not thought to o	contain a	ny assets of archaed	logical intere	est		
Minerals & Waste Constrain	nts	2	Site is wholly or partia further assessment to	•		_	ding Area and requires Resource Assessment	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	reen Belt & Green Wedge			n the Me	tropolitan Green Bel	t or Green W	/edge	
Land Classification	and Classification			Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	compris	ses of one or more p	rotected natu	ıral features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		5	Site has no neighbouri	ng const	raints			
Proximity to Key Services		0	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 p existing/proposed sch- recreation facility					
Comments on Suitability		to a Pr	nt to DSB. In range of bu otected Lane. Handful of ay Wood (LoWS) adjacer	f trees p	otected under TPO/	2000/036 an		
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known I	egal issues			
Planning Permission or Allocation		N/A	•					
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			2.00	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		J	5 to 5 years					
Comments on Acmevability								

SHELAA Reference: 0	CFS121	RAG Rating:	Gree	en	2	7 Nov 2024		
Site Address:	Ash Tree H	louse, Boyton Cross, Rox	well, Ch	elmsford, Essex, C	M1 4LP			
Parish:	Roxwell		Total	Score:	94			
Developable Site Area	4		Reaso	n for	Oil pipe (0).04ha)		
(ha):			discou	inted areas:				
Potential Yield:	0		Typol	ogy:	32+33+34			
Proposed Use:	Employme	nt	Comn	nents on the size	Size of sit	e is potentially suitable		
			of site	:	for all em	ployment use		
Suitability Criteria:				Suitability Ra	iting:	Green		
Proximity to Employment A	reas N/	A						
Impact on Retail Areas	N/	A						
Proximity to the Workplace	N/	A						
Public Transport	5	Site is within 400m w	alking dis	tance of one or more	e services			
PROW and Cycling Connecti	vity 5	Site is within 100m w	alking dis	tance to either a PRO	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle	access into/adjacen	t to the site			
Strategic Road Access	4	Site has direct access	to or is a	djacent to a primary	road netwo	·k		
Designated Heritage Assets								
Non-Designated Heritage As	ssets 5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaec	ological inter	est		
Minerals & Waste Constrain				•				
			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5	Site does not lie withi	in an area	defined as Open Sp	ace, an exist	ing/proposed Country		
		Park or 'Other' Green						
Green Belt & Green Wedge	5	Site does not lie withi				=		
Land Classification	0	O Site is predominantly Greenfield and primarily within the land classification/ Grade 2 or Grade 3				lassification/s: Grade 1,		
Protected Natural Features	5	Site is in excess of 100 excess of 500m of any						
Flood Risk Constraints	5		Site is wholly within Flood Zone 1					
Air Quality Management Are	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is a	expected	to be required on pa	art of the site)		
Neighbouring Constraints	N/	A						
Proximity to Key Services	N/	A						
Community Facilities	5	Development would rexisting/proposed sch		•				
		recreation facility	-					
Comments on Suitability	Ou	tside of DSB. In range of bu	s stops. P	riority 3 contaminat	ed land: SOP	C000835, SOPC000836.		
Availability Criteria:				Availability R	lating:	Green		
Land Ownership	5	Held by developer/wi	illing own	er/public sector				
Land Condition	2	Established multiple u	uses					
Legal Constraints	5	Site does not face any	y known l	egal issues				
Planning Permission or	N/	A						
Allocation								
Comments on Availability	Par	t of site currently in use for	r other pu	rposes.				
Achievability Criteria:				Achievability	Rating:	Green		
Viability	5	Development is likely	viable	,				
•	5	Development is likely Up to 5 years	viable	,				

SHELAA Reference:	CFS12	2	RAG Rating:	Amb	er	2	7 Nov 2024		
Site Address:	Land I Essex	Northwe	est of Wheelers Hill Ro	oundabo	out, Wheelers Hill,	Little Walt	ham, Chelmsford,		
Parish:		Walthar	n	Total	Score:	98			
Developable Site Area	9.21			Reaso	n for				
(ha):				discou	unted areas:				
Potential Yield:	158			Typol	ogy:	2			
Proposed Use:	Reside	ential		Comn	nents on the size				
				of site	: :				
Suitability Criteria:					Suitability Ra	iting:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	t on Retail Areas 5				n the loss of establis Woodham Ferrers T	•			
Proximity to the Workplace	•	5	Site is within 2km wall		ance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network		
Vehicle Access	·	5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets	5	5	Site does not contain a	any desig	nated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets 5			Site is not thought to	contain a	ny assets of archaed	ological inter	est		
Minerals & Waste Constrai	nts	2		•		_	ding Area and requires Resource Assessment		
Defined Open Space		5	Park or 'Other' Green	Space			ing/proposed Country		
Green Belt & Green Wedge	Wedge								
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features	;	0	Site partially or wholly			rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation Site is within 2km walking distance of all services and/or the City Centre/South						
Proximity to Key Services		3	Woodham Ferrers Tov	wn Centr	e		•		
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability		Tree b	ent to DSB. In range of bu elt on the boundary to th lite adjacent to historic li	ne west	protected under TPC	U	iment Way roundabout. This may contain veteran		
Availability Criteria:		u ees.s	nic aujacent to mstoric i	ununn. E	Availability R	lating:	Green		
Land Ownership		5	Held by developer/wil	ling own		utilig.	Jiccii		
Land Ownership Land Condition		5	Vacant land & building		e., pasiie scetti				
Legal Constraints		5	Site does not face any		egal issues				
Planning Permission or		N/A	Site does not face diffy	VVIII					
Allocation Comments on Availability									
Achievability Criteria:					Achiovahility	Dating	Green		
		-	Dovolonment is libeling	viable	Achievability	raung:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:	CFS123	RAG Rating:	Amk	oer	2	7 Nov 2024		
Site Address:	Land South	East of Little Belsteads,	, Back La	ne, Little Walthan	n, Chelmsfo	rd, Essex		
Parish:	Little Walth	am	Total	Score:	98			
Developable Site Area	2.15		Reasc	n for				
(ha):			disco	unted areas:				
Potential Yield:	42		Typol	ogy:	3			
Proposed Use:	Residential		Comn	nents on the size				
			of site	2:				
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	reas 5	Site is outside of any o	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	Development does not Chelmsford City Centr	re, South		•				
Dravimity to the Workplace	· 5	Neighbourhood Centr Site is within 2km wal		ance of an amploym	ont allocation	<u> </u>		
Proximity to the Workplace	5	Site is within 400m wa				ı		
Public Transport						actwork		
PROW and Cycling Connect		Site is within 100m wa				ICLWUI K		
Vehicle Access	5	A TOUTE EXISTS ELIGDIN	ig veriicie	access iiito/aujacen	t to the site			
Strategic Road Access	N/A 5	Site does not contain	any doci	rnatod haritaga assa	+c			
Designated Heritage Assets		Site does not contain Site does not contain						
Non-Designated Heritage A	Site is not thought to				201			
Archaeological Assets Minerals & Waste Constrain	5 nts 5	Less than 5ha of a site						
			Ninerals or Waste Consultation Area					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% c	or more) lies within t	he Metropoli	tan Green Belt or Green		
Land Classification	and Classification 0 S			ld and primarily with	nin the land c	lassification/s: Grade 1,		
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 A								
Ground Condition Constrain		Site is in excess of 500m from a designated AQMA Ground treatment is expected to be required on part of the site						
Neighbouring Constraints	0		te has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	0	Site is in excess of 2kr Centre/South Woodh	m walking	g distance of one or				
Community Facilities	0	Development would r facility/place of worsh	result in t	he loss of an existing		chool/healthcare		
Comments on Suitability		ide of DSB. Access to Chel	lmer Valle	ey P&R. Vehicular ac	cess available	e from Back Lane. Priority		
Availability Criteria:	2 00			Availability R		Green		
Land Ownership	5	Held by developer/wi	illing own	•				
Land Condition	5	Vacant land & building		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Legal Constraints	5	Site does not face any		egal issues				
Planning Permission or	N/A	•	,	-0				
Allocation	14/7							
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability	5	Development is likely	viable					
Timescale for Deliverability		Up to 5 years						
Comments on Achievability								

SHELAA Reference:	IELAA Reference: CFS124			Amb	er	2	7 Nov 2024	
Site Address:	Land C Essex	Opposite	e Mid Essex Gravel Pit	s Ltd, E	ssex Regiment Wa	y, Little Wa	lltham, Chelmsford,	
Parish:	Broom	nfield		Total	Score:	82		
Developable Site Area	7.2			Reaso				
(ha):				discou	inted areas:			
Potential Yield:	123			Typol	ogy:	2		
Proposed Use:	Reside	ntial			nents on the size			
·				of site	:			
Suitability Criteria:					Suitability Ra	ating:	Amber	
Proximity to Employment A	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 Centr		Woodham Ferrers T	own Centre	or any designated	
		_	Neighbourhood Centr					
Proximity to the Workplace 5			Site is within 2km wall				n	
Public Transport		0	Site is in excess of 400					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g venicle	access into/adjacen	t to the site		
Strategic Road Access		N/A	C'ha da a a a barata'a		and the distance of the second			
Designated Heritage Assets 5			Site does not contain a		=			
Non-Designated Heritage Assets 5			Site does not contain a				1	
Archaeological Assets 5			Site is not thought to		•			
Minerals & Waste Constrain	nts	0	, ,	ere safeg	uarded infrastructui	re is perman	tion Area and/or Waste ent in nature or where the	
Defined Open Space				n an area			ting/proposed Country	
Green Belt & Green Wedge	:	0			r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,	
Protected Natural Features	;	0	Site partially or wholly			rotected nat	ural features	
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 p existing/proposed sch recreation facility					
Comments on Suitability		Access	e of DSB. Vehicular acce	O (7.16ha	a) under TPO/2006/0	017; 2.57ha l	LoWS; 2ha Essex Wildlife	
Availability Criteria:		iiust ľ	vacare neserve.Cuitallill	iateu idi	Availability R		Green	
Land Ownership		5	Held by developer/wil	ling own		aung.	Jiccii	
Land Ownership		5	Vacant land & building		ci, public sector			
Legal Constraints		5	Site does not face any		egal issues			
		N/A	Site does not race any	KIIOWIII	cpai issues			
Planning Permission or Allocation		IN/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating	Green	
Viability		5	Development is likely	viahle	Acinevability	Naumg.	Jiccii	
•	,	5	Up to 5 years	vianic				
Timescale for Deliverability		Э	op to 3 years					
Comments on Achievability								

SHELAA Reference: 0	CFS125	5	RAG Rating:	Amb	er	2	7 Nov 2024
Site Address:	Land N	orth of	Cranham Road, Little	Waltha	ım, Chelmsford, E	ssex	
Parish:	Little W	/althan	n	Total	Score:	91	
Developable Site Area	9.78			Reaso	n for		
(ha):				discou	ınted areas:		
Potential Yield:	168			Typology: 2			
Proposed Use:	Resider	ntial		Comn	nents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre o	or any designated
Proximity to the Workplace		5	Site is within 2km wall				1
Public Transport		0	Site is in excess of 400	m walkir	ng distance from all	services	
PROW and Cycling Connecti	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a		<u> </u>		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	ological intere	est
Minerals & Waste Constrain	nts	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 Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge		5	Site does not lie within	the Me	tropolitan Green Be	lt or Green W	/edge
Land Classification 0			Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	compris	es of one or more p	rotected natu	ural features
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1		
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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 Centre/South Woodha	m Ferre	rs Town Centre		
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
Comments on Suitability			e of DSB. Existing vehicu 203/076 within the site b				Road. Trees covered by , SOPC000240.
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling own	er/public sector		
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
,		г	Development is likely	viahla			1
Viability		2	Development is likely	viable			
Viability Timescale for Deliverability		5	Up to 5 years	VIADIC			

SHELAA Reference:	CFS126	RAG Rating:	Red	2	7 Nov 2024		
Site Address:	Brookmans	Farm, Back Lane, Stock	, Ingatestone, CM4 9DD				
Parish:	Stock		Total Score:	99			
Developable Site Area	0.6		Reason for				
(ha):			discounted areas:				
Potential Yield:	12		Typology:	5			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	0	Site is in excess of 2kr	n walking distance of an emp	loyment allo	cation		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain		Minerals or Waste Co					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies wedge							
Land Classification	Grade 2 or Grade 3						
Protected Natural Features		excess of 500m of any	Om of any locally designated or international/national designated				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour		., .			
Proximity to Key Services	3		king distance of all services a	nd/or the Cit	ty Centre/South		
Community Facilities	5		wn Centre not result in the loss of nor pu nool/healthcare facility/place				
Comments on Suitability	Adja	cent to DSB. In range of bu	us stops. Site is currently acce	essed directly	from Back Lane.		
Availability Criteria:			Availability F	Rating:	Yellow		
Land Ownership	0	Known to be in partic	ularly complex/multiple own				
Land Condition	3	Low intensity land use					
Legal Constraints	3	Site may possibly face	legal issues				
Planning Permission or	N/A						
Allocation	'						
Comments on Availability		downer/s have not been in mission. Site in use for other	volved in submission. No evider purposes.	dence of land	downer/s support with		
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years	<u> </u>				

SHELAA Reference:	CFS127	RAG Rating:	Red	2	7 Nov 2024			
Site Address:	Land South o	of Brookmans Farm, Ba	ck Lane, Stock, Ingatestor	ne				
Parish:	Stock		Total Score:	101				
Developable Site Area	1.8		Reason for					
(ha):			discounted areas:					
Potential Yield:	40		Typology:	3				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Red			
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	ent allocation				
Impact on Retail Areas	5	•	t result in the loss of establise, South Woodham Ferrers T	•				
	_	Neighbourhood Centr						
Proximity to the Workplace			n walking distance of an emp	-	cation			
Public Transport	5		alking distance of one or mor					
PROW and Cycling Connect			alking distance to either a PR		network			
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site				
Strategic Road Access	N/A							
Designated Heritage Assets			any designated heritage asse					
Non-Designated Heritage A			any non-designated heritage					
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est			
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safeguansultation Area	ording Area. S	ite is not within a			
Defined Open Space	5	Park or 'Other' Green Space						
Green Belt & Green Wedge		Wedge						
Land Classification	0	Grade 2 or Grade 3						
Protected Natural Features	0		comprises of one or more p	rotected nati	ural features			
Flood Risk Constraints	5	Site is wholly within Fl						
Air Quality Management Ar			m from a designated AQMA					
Ground Condition Constrain			Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour		.,				
Proximity to Key Services	3	Woodham Ferrers Tov						
Community Facilities	3	•	out additional strain on but no ool/healthcare facility/place					
Comments on Suitability		ent to DSB. In range of bu may contain veteran tre	us stops. Site within 15m of a es.	tree belt cov	vered by TPO/2001/068			
Availability Criteria:		,	Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wil	lling owner/public sector					
Land Condition	5	Vacant land & building						
Legal Constraints	5	Site does not face any						
Planning Permission or	N/A	Site does not face any	omi ichai issacs					
Allocation	IV/A							
Comments 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		2	7 Nov 2024	
Site Address:	Land South	of Writtle and North of	the A141,	. Writtle, Chelms	sford, Essex		
Parish:	Writtle		Total Sc	ore:	85		
Developable Site Area	56.5		Reason	for			
(ha):			discoun	ted areas:			
Potential Yield:	886		Typolog	y:	26		
Proposed Use:	Residential		Comme	nts on the size			
			of site:				
Suitability Criteria:				Suitability Ra	ting:	Red	
Proximity to Employment A	reas 5	Site is outside of any of	existing/pro	posed employme	nt allocation	•	
Impact on Retail Areas	5	Development does no	t result in t	he loss of establis	hed shops ar	nd services within	
		Chelmsford City Centr Neighbourhood Centr	-	oodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	king distand	ce of an employm	ent allocation	ı	
Public Transport	5	Site is within 400m wa	alking dista	nce of one or mor	e services		
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network				network			
Vehicle Access	5	A route exists enablin	g vehicle ac	cess into/adjacen	t to the site		
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designa	ated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-de	signated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any	assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts 2	Site is wholly or partia further assessment to	•		-	ding Area and requires	
Defined Open Space	3	Site partially lies withi	in an area d			ing/proposed Country	
Green Belt & Green Wedge	0		-	nore) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification	0					lassification/s: Grade 1,	
5		Grade 2 or Grade 3		-f		unal factions	
Protected Natural Features	0	Site partially or wholly			rotected nati	urai features	
Flood Risk Constraints	2	Up to 25% of the site					
Air Quality Management Ar		Site is in excess of 500					
Ground Condition Constrain		Ground treatment is e					
Neighbouring Constraints	0	Site has neighbouring					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	_	ce of all services a	na/or the Cit	y Centre/South	
Community Facilities	3	Development would pexisting/proposed sch recreation facility					
Comments on Suitability	Adja	cent to DSB. In range of bu	us stops. Ve	hicular access fro	m the Lodge	Road or Margaretting	
		d or Paradise Road. Park ar /2002/103 are located wit					
Availability Criteria:	11.0	72002/103 dre located with		Availability R		Yellow	
Land Ownership	3	Promoter has an option					
Land Condition	3	Low intensity land use					
Legal Constraints	3	Site may possibly face					
Planning Permission or	N/A	l					
Allocation	IN/A	·					
Comments on Availability	subr	downer/s have not been in nission. Part of the site is o ership.					
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
		/					

SHELAA Reference:	CFS130	RAG Rating:	Amb	er	2	7 Nov 2024		
Site Address:	Land Sout	th and South East of Eas	t Hanning	field Village, East I	Hannngfiel	d, Chelmsford, Essex		
Parish:	East Hann	ningfield	Total	Score:	102			
Developable Site Area	59.051		Reaso	n for	Gas pipe and Buffer (2.139ha)			
(ha):			discou	unted areas:				
Potential Yield:	926		Typol	Typology: 26				
Proposed Use:	Mixed Use	e	Comn	nents on the size		e is potentially suitable		
			of site	2:	for all em	ployment use		
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	reas 3	Site is adjacent to a	Site is adjacent to an existing/proposed employment allocation					
Impact on Retail Areas	5	•	ntre, South	n the loss of establish Woodham Ferrers T	•			
Proximity to the Workplace	5	Site is within 2km w	alking dista	ance of an employme	ent allocatio	n		
Public Transport	5	Site is within 400m	walking dis	tance of one or more	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m	walking dis	tance to either a PRO	OW or cycle	network		
Vehicle Access	5	A route exists enab	ling vehicle	access into/adjacent	t to the site			
Strategic Road Access	0	Site has no direct ad network, a safegua		-	rategic road	network, primary road		
Designated Heritage Assets			designated heritage					
Non-Designated Heritage A	Site does not conta	in any non-	designated heritage	assets				
Archaeological Assets	5			iny assets of archaeo				
Minerals & Waste Constrain	nts 5	Less than 5ha of a s Minerals or Waste (n a Minerals Safeguai n Area	rding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie wit Park or 'Other' Gree		defined as Open Sp.	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	Site does not lie wit	hin the Me	tropolitan Green Bel	t or Green V	Vedge			
Land Classification 0 Site is predominantly Greenfield and primarily within the la Grade 2 or Grade 3								
Protected Natural Features	0			ses of one or more pr	rotected nat	ural features		
Flood Risk Constraints	5		Site is wholly within Flood Zone 1					
Air Quality Management Ar			Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain			Ground treatment is not expected to be required					
Neighbouring Constraints	3		Site has neighbouring constraints with potential for mitigation Site is in excess of 2km walking distance of one or more services and the City					
Proximity to Key Services	0	Centre/South Wood	dham Ferre	rs Town Centre				
Community Facilities	3			onal strain on but no thcare facility/place				
Comments on Suitability	La	djacent to DSB. In range of ne and Old Church Road. 2 PO/1984/019.						
Availability Criteria:				Availability R	ating:	Green		
Land Ownership	5	Held by developer/	willing own	·				
Land Condition	5	Vacant land & build	ings					
Legal Constraints	5	Site does not face a	ny known l	egal issues				
Planning Permission or Allocation	N,	/A						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
		Davidana anticlila	li i i i a la la			1 3. 00		
Viability	5	Development is like	iy viable					
Viability Timescale for Deliverability	5	Development is like Up to 5 years	iy viable					

SHELAA Reference:	CFS13	1	RAG Rating:	Aml	ber	2	7 Nov 2024		
Site Address:	Land N	orth ar	nd South of East Hann	ingfield	Road, South and I	East of How	ve Green, Sandon,		
	Chelms	sford, E	ssex						
Parish:	Sandor	1			Score:	101			
Developable Site Area	72.16			Reaso	on for	Gas pipe	and Buffer (2.26ha)		
(ha):				discounted areas:					
Potential Yield:	1131			Typol		26			
Proposed Use:	Mixed	Use			ments on the size		e is potentially suitable		
6 11 1 111 1 6 11 1 1				of site	_		ployment use		
Suitability Criteria:	_		I a	/	Suitability Ra		Amber		
Proximity to Employment A	Areas	5	Site is outside of any e						
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•			
Proximity to the Workplace	9	0	Site is in excess of 2kn	n walkin	g distance of an emp	loyment allo	cation		
Public Transport		5	Site is within 400m wa	alking di	stance of one or mor	e services			
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking dis	stance to either a PR	OW or cycle	network		
Vehicle Access 5			A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access	0	Site has no direct acce network, a safeguarde		•	trategic road	network, primary road			
Designated Heritage Assets 5			Site does not contain	any desi	gnated heritage asse	ts			
			Site does not contain	any non-	-designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain	any assets of archaed	ological inter	est		
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co		•	rding Area. S	Site is not within a		
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space				ing/proposed Country				
Green Belt & Green Wedge	reen Belt & Green Wedge 5			n the Me	etropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Gra Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features	5	0	Site partially or wholly	compri compri	ses of one or more p	rotected nat	ural features		
Flood Risk Constraints		4	Site is wholly or partia			the remaind	ler in Flood Zone 1		
Air Quality Management A	reas	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrai	nts	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 2kn Centre/South Woodha		_	more service	s and the City		
Community Facilities		3	Development would p existing/proposed sch						
			recreation facility		, , , , , , , , , , , , , , , , , , , ,		C.110 10 :: 1		
Comments on Suitability			e of DSB. In range of bus Southlands Chase and Bu						
		•	001/126.	مادی ۱۳۵	cii Noau. U.UIIId dilu	nanului UI li	ces protected under		
Availability Criteria:		-,_			Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owr					
Land Condition		4	Established single use		·				
Legal Constraints		5	Site does not face any	known	legal issues				
Planning Permission or		N/A	'						
Allocation		Sito in	use for other purposes						
Comments on Availability		Site III	use for other purposes		Achievehilita	Dating	Groon		
Achievability Criteria:		_	Dovolonment is liled.	viabla	Achievability	kaung:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability	/								

SHELAA Reference: (CFS132		RAG Rating:	Aml	per	2	7 Nov 2024		
Site Address:	Land sur	round	ding Highlands Farm E	ast and	West of Southend	d Road, East	t Hanningfield,		
	Chelmsf	ord, E	ssex						
Parish:	East Har	nningf	ield	Total	Score:	94			
Developable Site Area	145.62			Reaso	on for				
(ha):				disco	unted areas:				
Potential Yield:	4077			Typol		24			
Proposed Use:	Mixed U	lse		Comr of site	nents on the size		e is potentially suitable		
Suitability Critoria				OI SILE	1		Amber		
Suitability Criteria:			Cita is autsida of any s	wisting/	Suitability Ra		Amber		
Proximity to Employment A		5		ny existing/proposed employment allocation s not result in the loss of established shops and services within					
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr	e, South		•				
Proximity to the Workplace 5			Site is within 2km wal	king dist	ance of an employme	ent allocation	า		
Public Transport	(0	Site is in excess of 400	m walki	ng distance from all s	services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	stance to either a PRO	OW or cycle i	network		
Vehicle Access	A route exists enabling	g vehicle	access into/adjacen	t to the site					
Strategic Road Access	0	Site has no direct acce network, a safeguarde		•	rategic road	network, primary road			
Designated Heritage Assets	Site is adjacent to one	or more	e designated heritage	assets					
Non-Designated Heritage A	ssets	5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets	Ţ	5	Site is not thought to	contain a	any assets of archaed	logical intere	est		
Minerals & Waste Constrain	nts !	5	Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area	_			
Defined Open Space Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space				ing/proposed Country					
Green Belt & Green Wedge 5			Site does not lie within	n the Me	tropolitan Green Bel	t or Green W	/edge		
Land Classification	(O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				lassification/s: Grade 1,			
Protected Natural Features	(0	Site partially or wholly		-	rotected nati	ural features		
Flood Risk Constraints		2	Up to 25% of the site						
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		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 2kn Centre/South Woodha	am Ferre	rs Town Centre				
Community Facilities	837	3	Development would p existing/proposed sch recreation facility						
Comments on Suitability	(of Plou		oWS). S	outhern end of tree b	oelt protecte	within site. Within 100m d by TPO/2014/014 just		
Availability Criteria:	'	Cacine	the northern pa	J. tile	Availability R		Green		
Land Ownership		5	Held by developer/wil	ling owr		~ 411151			
Land Condition		<u>. </u>	Vacant land & building		- , p				
Legal Constraints		<u>5</u> 5	Site does not face any		egal issues				
Planning Permission or Allocation		N/A	,		-0				
Comments on Availability									
Achievability Criteria:					Achievability	Rating	Green		
	1,	5	Development is likely	viahle	Actinevability	Matilig.	GICCII		
Viahility									
Viability Timescale for Deliverability		5 5	Up to 5 years	VIUDIC					

SHELAA Reference: (CFS133	3	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land So	uth of	720 Galleywood Roa	d, Cheli	nsford			
Parish:	Chelms	ford		Total	Score:	105		
Developable Site Area	0.11			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	3			Typol	ogy:	19+32+36	5	
Proposed Use:	Mixed U	Jse		Comr	nents on the size	Current si	ize of site is not	
				of site	e:	suitable f	or large scale industrial	
						use		
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/	proposed employme	nt allocation		
Impact on Retail Areas					n the loss of establis Woodham Ferrers T	•		
Proximity to the Workplace 5			Site is within 2km wall	king dist	ance of an employme	ent allocatio	n	
Public Transport 5			Site is within 400m wa	alking di	stance of one or more	e services		
PROW and Cycling Connectivity 0			Site is not connected t	to either	an existing PROW or	cycle netwo	ork	
Vehicle Access	5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access 2			Site has direct access t	to or is a	djacent to a safegua	rded trunk ro	oad or B-road	
Designated Heritage Assets		5	Site does not contain a	any desi	gnated heritage asse	ts		
Non-Designated Heritage A	Site does not contain a	any non	designated heritage	assets				
Archaeological Assets		5	Site is not thought to	contain	any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space		5	Park or 'Other' Green	Space			ing/proposed Country	
Green Belt & Green Wedge	Wedge				itan Green Belt or Green			
Land Classification		O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly			rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints Site is within 2km walking distance of all services and/or the City Centre/South					
Proximity to Key Services		3	Woodham Ferrers Tov	vn Centi	re		•	
Community Facilities		5	Development would n existing/proposed sch recreation facility		•			
Comments on Suitability			ent to Urban Area. In rang protected by TPO/1985/0				lleywood Road. Group of may contain veteran	
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling owr				
Land Condition		5	Vacant land & building		•			
Legal Constraints		5	Site does not face any		legal issues			
Planning Permission or Allocation		N/A	•		- -			
Comments on Availability								
Achievability Criteria:					Achievability	Rating	Green	
		_	Dovolonment is likely	viable	- ioinevability		3.00	
Viahility		ר	Development is likely	viable				
Viability Timescale for Deliverability		5	Development is likely Up to 5 years	viable				

SHELAA Reference:	CFS134	RAG Rating:	Red	2	7 Nov 2024			
Site Address:	Land South	West of Silverwood, So	uth Hanningfield Road, F	Rettendon, C	helmsford			
Parish:	Rettendon	·	Total Score:	110				
Developable Site Area	0.24		Reason for					
(ha):			discounted areas:					
Potential Yield:	7		Typology:	18				
Proposed Use:	Residential		Comments on the size	omments on the size				
·			of site:					
Suitability Criteria:			Suitability Rating: Red					
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation				
Impact on Retail Areas	5	Development does no	ot result in the loss of establ	ished shops ar	nd services within			
·			re, South Woodham Ferrers	Town Centre	or any designated			
		Neighbourhood Centr						
Proximity to the Workplace			king distance of an employi		n			
Public Transport	5		alking distance of one or mo					
PROW and Cycling Connect			alking distance to either a P		network			
Vehicle Access	5		g vehicle access into/adjace	ent to the site				
Strategic Road Access	N/A							
Designated Heritage Assets	5		any designated heritage ass					
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritag	e assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archae	eological inter	est			
Minerals & Waste Constrain	nts 5	Minerals or Waste Co		J				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open S Space	Space, an exist	ing/proposed Country			
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							
Protected Natural Features	5	Site is in excess of 100	Om of any locally designated international/national des					
Flood Risk Constraints	5	Site is wholly within F		.gatea p. ete.				
Air Quality Management Ar			Om from a designated AQM	Α				
Ground Condition Constrain			not expected to be required					
Neighbouring Constraints	5	Site has no neighbour						
Proximity to Key Services	0		n walking distance of one o	r more service	s and the City			
			am Ferrers Town Centre					
Community Facilities	5	·	not result in the loss of nor p	out additional	strain on an			
,			nool/healthcare facility/plac	e of worship/s	sports, leisure, or			
		recreation facility						
Comments on Suitability	Out	side of DSB. In range of bu						
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face any	known legal issues					
Planning Permission or	N/A	<u> </u>						
Allocation								
Comments on Availability								
Achievability Criteria:			Achievabilit	y Rating:	Green			
Viability	5	Development is likely		-				
Timescale for Deliverability	5	Up to 5 years						

SHELAA Reference:	CFS13	5	RAG Rating:	Amk	per	2	7 Nov 2024
Site Address:	Land n	orth of	The Old Coal Yard, Lit	ttle Wal	tham, Chelmsford	, Essex	
Parish:	Broom	field		Total	Score:	89	
Developable Site Area	0.38			Reasc	on for		
(ha):				disco	unted areas:		
Potential Yield:	0			Typol	ogy:	32	
Proposed Use:	Employ	yment		Comn	nents on the size	Current si	ze of site is not
				of site	2:		or large scale industrial
Suitability Criteria:					Suitability Ra	use ting:	Amber
Proximity to Employment A	reas	N/A			Julia Dility Ha		7111001
Impact on Retail Areas	ii cas	N/A					
Proximity to the Workplace	,	N/A					
				alking die	stance of one or more	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access	ivity	5	A route exists enabling				
Strategic Road Access		5	Site has direct access				work
Designated Heritage Assets							
Non-Designated Heritage A		5	Site does not contain				
Archaeological Assets	33013	5	Site is not thought to	•			est
Minerals & Waste Constrain	nts	5	Less than 5ha of a site				
Williams & Waste Constitution	1103	J	Minerals or Waste Co			. 0	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	!	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green				
Land Classification		0	Wedge 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 designated protected designated protected	natural f	feature or within 500		within 100m of a locally rnational/national
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management A	reas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain		3	Ground treatment is e	xpected	to be required on pa	art of the site)
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A					
Community Facilities		5	Development would n existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. E	xisting vehicular acc	ess from Littl	e Waltham Road.
Availability Criteria:					Availability R	ating:	Green
Land Ownership		5	Held by developer/wil	ling own	er/public sector		
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viahle	Actinevability		3.00.1
Timescale for Deliverability		5	Up to 5 years	.10010			
Comments on Achievability		J					
Comments on Achievability							

SHELAA Reference:	CFS13	6	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land so	outh of	Cob Cottage, Church	Road, \	West Hanningfield,	Chelmsfor	d, Essex	
Parish:	West H	lanning	field	Total	Score:	92		
Developable Site Area	1.6			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	36			Typol	ogy:	3		
Proposed Use:	Reside	ntial		Comr	nents on the size			
				of site	2:			
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr	e, South		•		
Decided to the Westerlands			Neighbourhood Centre		a distance of an own	loumont allo	antian	
Proximity to the Workplace					Cation			
Public Transport		5					noturali	
PROW and Cycling Connect Vehicle Access	ivity	3	Site is within 100m wa			· · · · · · · · · · · · · · · · · · ·		
venicie Access		3		There are no visible constraints that would likely prevent the implementation of a ro to enable vehicle access into/adjacent to the site				
Strategic Road Access		N/A		· •				
Designated Heritage Assets	3	3	Site is adjacent to one	or more	e designated heritage	assets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to		-			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space		5	Park or 'Other' Green	Space			ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gre Wedge					
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3				classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	compri	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	9	
Neighbouring Constraints		5	Site has no neighbour	-				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			nore service	s and the City	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		-	nt to DSB. In range of bu 975/029 within 15m of t	•		•	•	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling owr	ner/public sector			
Land Condition		5	Vacant land & building	,				
Legal Constraints		5	Site does not face any	known	legal issues			
Planning Permission or		N/A						
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:	CFS137	7	RAG Rating:	Red		2	7 Nov 2024
Site Address:	Land W	est of	Farrow Road, Chelms	ford, Es	sex		
Parish:	Chelms	ford		Total	Score:	88	
Developable Site Area	3.67			Reasc	on for		
(ha):				disco	unted areas:		
Potential Yield:	0			Typol	ogy:	34	
Proposed Use:	Employ	ment		Comn	nents on the size		e is potentially suitable
				of site	2:	for all em	ployment use
Suitability Criteria:					Suitability Ra	iting:	Red
Proximity to Employment A	reas	N/A					
Impact on Retail Areas		N/A					
Proximity to the Workplace	<u>;</u>	N/A					
Public Transport 5			Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		5	Site has direct access	to or is a	djacent to the strate	gic road net	work
Designated Heritage Assets	5	Site does not contain	any desi	gnated heritage asse	ts		
Non-Designated Heritage A	5	Site does not contain	any non-	designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain a	any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co		_	rding Area. S	Site is not within a
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	dge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or 0 Wedge					itan Green Belt or Green	
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3				
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints		0	Over 50% of the site a	rea is wi	thin Flood Zone 3		
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	5
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A					
Community Facilities		5	Development would n existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or
Comments on Suitability			nt to Urban Area. Adjace from Rodney Way. Prior				of bus stops. Vehicular
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling own	·		
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:					Achievability	Rating	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				

Parish: Developable Site Area 3.28 Reason for discounted areas:	SHELAA Reference:	CFS138	3	RAG Rating:	Aml	per	2	7 Nov 2024
Developable Site Area (ha): Proposed Use: Residential	Site Address:	Land Ea	ast of H	allfield House, Back L	ane, Lit	tle Waltham, Chel	msford	
April Apri	Parish:	Little W	/althan	า	Total	Score:	99	
Protential Yield: 64 Residential Comments on the size of site: sutsitial site of site: of sit	Developable Site Area	3.28			Reaso	on for		
Comments on the size of site: Suitability Rating: Amber	(ha):				disco	unted areas:		
Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability to Employment Areas S Site is outside of any existing/proposed employment allocation Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S Site is within 2km walking distance of an employment allocation Proximity to the Workplace S Site is within 100m walking distance of an employment allocation PROW and Cycling Connectivity S Site is within 100m walking distance of an employment allocation PROW and Cycling Connectivity S Site is within 100m walking distance to either a PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site so not contain any non-designated heritage assets Winerals & Waste Constraints S Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Befined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge Un The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints S Site is wholly within Flood Zone 1 Site is wholly within Flood Zone	Potential Yield:	64			Typol	ogy:	3	
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Reside	ntial		Comments on the size			
Proximity to Employment Areas Impact on Retail Areas Impact on Retai					of site	e:		
Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:					Suitability Ra	ating:	Amber
Chelmsford City Centre, South Woodham Ferrers 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 Wehicle Access 5 A route exists enabling wehicle access into/adjacent to the site Proximity deficies Access 5 A route exists enabling wehicle access into/adjacent to the site Non-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 Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is wholly within Flood Zone 1 A Consuments on Suitability Comments on Suitability Comments on Suitability Consuments on Suitability Consuments on Suitability Consuments on Suitability Consuments on Availability Consuments on Availability Consuments on Availability Consuments on Availability Site does not face any known legal issues Comments on Availability Consuments on Availability Site Suitab	Proximity to Employment A	Areas	5	Site is outside of any e	xisting/	proposed employme	nt allocation	
Proximity to the Workplace Public Transport O Site is within 2km walking distance of an employment allocation O Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity Site is within 100m walking distance from all services Non-Designated Access N/A Designated Heritage Assets Non-Designated Heritage Assets Non-Designated Heritage Assets Site is not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within an Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition 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 Criteria: Achievabili	Impact on Retail Areas		5	Chelmsford City Centr	e, South		•	
Public Transport PROW and Cycling Connectivity Site is in excess of 400m walking distance from all services Site within 100m walking distance to either a PROW or cycle network vehicle Access 5 A route exists enabling wehicle 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 Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 10 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is withly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Community Facilities 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Achievability Criteria: Achievability Criteri	Proximity to the Workplace	2	5			ance of an employm	ent allocation	1
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or 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 tile within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 ja predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Frotected Natural Features 0 Site ja predominantly Greenfield and primarily within the land classification/s: Grade 1, Ground Condition Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 6 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 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 Commens on Suitability Criteria: Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: O Development is likely viable Community S Development is likely viable			0	Site is in excess of 400	m walki	ng distance from all	services	
Vehicle Access S	<u>'</u>	ivitv						network
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Minerals or Waste Consultation Area	Archaeological Assets		5	Site is not thought to o	contain a	any assets of archaed	ological intere	est
Park or 'Other' Green Space Green Belt & Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Flood Risk Constraints S Site is wholly within Flood Zone 1 Air Quality Management Areas S Site is wholly within Flood Zone 1 Air Quality Management Areas S Ground treatment is not expected to be required Neighbouring Constraints S 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 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 Allocation Comments on Availability S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Vachievability Rating: Achievability Rating: Green Vachievability Criteria: Vachievability Rating: Overlopment is likely viable Timescale for Deliverability S Development is likely viable	Minerals & Waste Constrain	nts	5	Minerals or Waste Consultation Area				
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Air Quality Management Areas Ground Condition Constraints Signature Signat		;					rotected nati	iral features
Ground Condition Constraints Neighbouring Constraints 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 Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
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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: Land Ownership S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Criteria: Outside of Development is likely viable Timescale for Deliverability S Development is likely viable Timescale for Deliverability A Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Addition Achievability Rating: Green		nts				· · · · · · · · · · · · · · · · · · ·		
Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility				=			1/ 1/ 61	0 1 10 11
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: Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		3				nd/or the Cit	y Centre/South
Iocated within 15m to the west of the site. It may contain veteran trees.	Community Facilities		3	existing/proposed sch				
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Availability Rating: Fleen Availability Rating: Site does not face any known legal issues N/A Achievability Achievability Criteria: Achievability Development is likely viable Timescale for Deliverability A Un to 5 years Availability Rating: Achievability Rating: Green	Comments on Suitability							by TPO/2007/142
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Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling owr			
Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Site does not face any known legal issues Achievabilissues Achievability Rating: Green Up to 5 years	Land Condition							
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Legal Constraints		5	Site does not face any	known	legal issues		
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or							
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Availability							
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	<u> </u>					Achievability	Rating:	Green
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely	viable			
		,			•			
	Comments on Achievability			1 1				

SHELAA Reference: (CFS139	RAG Rating:	Yellow	2	7 Nov 2024		
Site Address:	Boreham Air	field, Waltham Road, E	Boreham, Chelmsford				
Parish:	Boreham		Total Score:	93			
Developable Site Area	474.736		Reason for	Electricity line (0.664ha)			
(ha):			discounted areas:				
Potential Yield:	6646		Typology:	23			
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Ra	ating:	Yellow		
Proximity to Employment A	reas 3	Site is adjacent to an e	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	· ·	t result in the loss of establiste, South Woodham Ferrers 1				
		Neighbourhood Centr					
Proximity to the Workplace	5		king distance of an employm		n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti	vity 5		alking distance to either a PR		network		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access	5	Site has direct access	to or is adjacent to the strate	egic road net	work		
Designated Heritage Assets	0	Site contains one or m	nore designated heritage asso	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrair	its 0	O Site is wholly or partially within an identified Minerals Consultation Area and/ Consultation Area where safeguarded infrastructure is permanent in nature of allocated activity would not have ceased prior to the intended delivery of dev					
Defined Open Space	3	•	n an area defined as Open Sp				
Green Belt & Green Wedge 5 Site does not lie with			n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3					
Protected Natural Features	0	O Site partially or wholly comprises of one or more protected natural fea					
Flood Risk Constraints	2	Up to 25% of the site	area is within Flood Zone 3				
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrair	its 3	Ground treatment is e	expected to be required on p	art of the site	9		
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	ty Centre/South		
Community Facilities	3		out additional strain on but no ool/healthcare facility/place				
Comments on Suitability	build	ings in/adjacent to site. N	range of bus stops. Access strategy submitted. Several grade 2 listed to site. Natural Green Space (Limited Access), Proposed County Park. Bundary protected under TPO/2003/009, TPO/2017/013,				
Availability Criteria:			Availability F	-	Green		
Land Ownership	5	Held by developer/wil	ling owner/public sector				
Land Condition	2	Established multiple u					
Legal Constraints	5	Site does not face any					
Planning Permission or Allocation			he Local Plan forming par	t of SGS6. S	See 22/00001/MAS		
Comments on Availability		Chelmsford Bypass. Part o	orth/south through the site w If site requires mineral extrac				
Achievability Criteria:			Achievability	Rating:	Yellow		
Viability	5	Development is likely					
Timescale for Deliverability	4	Over 5 years					
Deliver ability		,					

SHELAA Reference: (CFS140	RAG Rating:	Red	2	27 Nov 2024
Site Address:	Land South	East of Merefields, Mai	n Road, Little Waltham, C	helmsford,	Essex
Parish:	Little Walth	am	Total Score:	101	
Developable Site Area	13.74		Reason for		
(ha):			discounted areas:		
Potential Yield:	236		Typology:	1	
Proposed Use:	Residential		Comments on the size		
			of site:		
Suitability Criteria:			Suitability Ra	ating:	Red
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation	1
Impact on Retail Areas	5	·	ot result in the loss of establis re, South Woodham Ferrers T res	•	
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services	
PROW and Cycling Connect	vity 5		alking distance to either a PR		network
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	nt to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	5		any designated heritage asse		
Non-Designated Heritage A			any non-designated heritage		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est
Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not wit Minerals or Waste Consultation Area Defined Open Space 3 Site partially lies within an area defined as Open Space, an existing/proposer					
Defined Open Space	3	Park or 'Other' Green	Space		
Green Belt & Green Wedge	Wedge				
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with		
Protected Natural Features	0		comprises of one or more p	rotected nat	tural features
Flood Risk Constraints	2		area is within Flood Zone 3		
Air Quality Management Ar			m from a designated AQMA		
Ground Condition Constrain			not expected to be required		
Neighbouring Constraints	5	Site has no neighbour			
Proximity to Key Services	3	Woodham Ferrers Tov			
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no nool/healthcare facility/place	of worship/	sports, leisure, or
Comments on Suitability	Natu	ral Green Space (Limited A	s stops. Existing Footpaths ac Access). Area adjacent protec acent Chelmer Mosaic (LoWS	cted under T	
Availability Criteria:	1 23110	222, 202, 202	Availability F		Green
Land Ownership	5	Held by developer/wi	lling owner/public sector		
Land Condition	5	Vacant land & building			
Legal Constraints	5	Site does not face any			
Planning Permission or Allocation	N/A	L	5		
Comments on Availability					
Achievability Criteria:			Achievability	/ Rating:	Green
			•	Macing.	310011
•	5	Development is likely	viable		
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable		

SHELAA Reference:	CFS141	RAG Rating:	Amber	2	7 Nov 2024
Site Address:	Land North	West of the Crescent, I	Little Leighs, Chelmsford, E	ssex	
Parish:	Great Leigh	S	Total Score:	104	
Developable Site Area	2.98		Reason for		
(ha):			discounted areas:		
Potential Yield:	58		Typology:	3	
Proposed Use:	Residential		Comments on the size of site:		
Suitability Criteria:			Suitability Ra	ating:	Amber
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	
Impact on Retail Areas	5	Chelmsford City Centro Neighbourhood Centro		own Centre	or any designated
Proximity to the Workplace	9 5	Site is within 2km wal	lking distance of an employm	ent allocatio	n
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services	
PROW and Cycling Connect	ivity 0		to either an existing PROW o		ork
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacen	t to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets	
Non-Designated Heritage A		Site does not contain	any non-designated heritage	assets	
Archaeological Assets	5	contain any assets of archaed			
Minerals & Waste Constrain		Minerals or Waste Co			
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp Snace	ace, an exist	ing/proposed Country
Green Belt & Green Wedge					Vedge
Land Classification	0		Greenfield and primarily with		
Protected Natural Features	3		se of any protected natural fe natural feature or within 500 natural feature		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1		
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA		
Ground Condition Constrain	nts 3	Ground treatment is	expected to be required on p	art of the site	е
Neighbouring Constraints	5	Site has no neighbour	ring constraints		
Proximity to Key Services	0		m walking distance of one or nam Ferrers Town Centre	more service	es and the City
Community Facilities	3	· ·	out additional strain on but no nool/healthcare facility/place		
Comments on Suitability		•	s stops. Adjacent Orchid Mea	dow (LoWS)	. Adjoins Priority 1
Availability Criteria:	cont	aminated site: SOPC00023	Availability F	Rating:	Green
Land Ownership	5	Held by developer/wi	illing owner/public sector		3. cc.ii
Land Condition	5	Vacant land & buildin			
	5	Site does not face any	<u> </u>		
Legal Constraints			A KIIOMII IERai 1990E2		
Planning Permission or Allocation	N/A				
Comments on Availability					
Achievability Criteria:			Achievability	Rating:	Green
Viability	5	Development is likely	•		
		İ			
Timescale for Deliverability	5	Up to 5 years			

SHELAA Reference:	CFS142	RAG Rating:	Red	2	7 Nov 2024	
Site Address:	Land Nor	th of Lammas Cottage, H	ligh Street, Stock			
Parish:	Stock		Total Score:	96		
Developable Site Area	1.2		Reason for	Oil pipe (0.02ha)	
(ha):			discounted areas:			
Potential Yield:	27		Typology:	4		
Proposed Use:	Residenti	al	Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra		Red	
Proximity to Employment A	Areas 5		existing/proposed employme			
Impact on Retail Areas	5		not result in the loss of establis tre, South Woodham Ferrers ⁻ tres	•		
Proximity to the Workplace	9 0	Site is in excess of 2l	km walking distance of an emp	oloyment allo	ocation	
Public Transport	5	Site is within 400m v	walking distance of one or mo	re services		
PROW and Cycling Connect	ivity 5		walking distance to either a PR		network	
Vehicle Access	5	A route exists enabli	ing vehicle access into/adjacer	nt to the site		
Strategic Road Access	N	/A				
Designated Heritage Assets	0	Site contains one or	more designated heritage ass	ets		
Non-Designated Heritage A	ssets 5	Site does not contain	n any non-designated heritage	e assets		
Archaeological Assets	5	Site is not thought to	o contain any assets of archae	ological inter	est	
Minerals & Waste Constrai		Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie with Park or 'Other' Gree		pace, an exist	ting/proposed Country	
Green Belt & Green Wedge	e 0 The majority of the site (90% or more) lies within the Metropolitan Green Be Wedge				itan Green Belt or Green	
Land Classification	0	Site is predominantl Grade 2 or Grade 3	y Greenfield and primarily wit	hin the land	classification/s: Grade 1,	
Protected Natural Features	0	Site partially or who	lly comprises of one or more p	protected nat	cural features	
Flood Risk Constraints	5	Site is wholly within	Flood Zone 1			
Air Quality Management A	reas 5	Site is in excess of 50	00m from a designated AQMA	1		
Ground Condition Constrai	nts 5	Ground treatment is	not expected to be required			
Neighbouring Constraints	5	Site has no neighbou	uring constraints			
Proximity to Key Services	3	Site is within 2km wa Woodham Ferrers T	alking distance of all services a own Centre	and/or the Ci	ty Centre/South	
Community Facilities	3	existing/proposed so recreation facility	put additional strain on but n chool/healthcare facility/place	of worship/	sports, leisure, or	
Comments on Suitability	Ro		bus stops. Vehicular access is a ted building. Partially within a			
Availability Criteria:			Availability I	Rating:	Green	
Land Ownership	5	Held by developer/v	villing owner/public sector			
Land Condition	5	Vacant land & buildi				
Legal Constraints	5		ny known legal issues			
Planning Permission or Allocation		/A				
Comments on Availability	Pi	peline runs through the site	e which requires a 6 metre eas	sement to be	undeveloped.	
Achievability Criteria:			Achievability	v Rating:	Green	
Viability	5	Development is likel				
Timescale for Deliverability		Up to 5 years	,			
cocare for Deliverability		1 1 1 2 7 3 3 1 3				

Site Address: Land at Seven Ash Green Parish: Chelmsford Total Score: 93	SHELAA Reference:	CFS14	3	RAG Rating:	Amb	er	2	7 Nov 2024	
Parish: Chelmsford G.79 Reason for discounted areas:	Site Address:	Land a	t Seven	Ash Green					
Potential Yield:	Parish:	Chelm	sford		Total	Score:	93		
Protential Yield: Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 2km 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 N/A Foute exists enabling vehicle access into/adjacent to the site Strategic Road Access 5 N/A Postegarded Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does 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 we allocated activity would not have ceased prior to the intended delivery of deve we design for the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 1 Site is wholly or partially within 1 Flood Zone 2, with the remainder in Flood Zone 1. Air Quality Management Areas 5 Site is wh	Developable Site Area	6.79			Reaso	n for			
Proposed Use:	(ha):				discou	unted areas:			
Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 2km walking distance of an employment allocation PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network Vehicle Access 5 A route exists enabiling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Minerals & Waste Constraints 0 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 0 Site is not thought to contain any assets of archaeological interest Minerals & Green Wedge 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 as a site of the site is subject of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 2 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 3 Site is predominantly Greenfield and primarily w	Potential Yield:	116			Typol	ogy:	2		
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Reside	ntial		Comn	nents on the size			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Chemisford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					of site	: :			
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	ting:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 400m walking distance of one or more services RPOW 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 existing/proposed Country Park or Other Green Space Green Belt & Green Wedge 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 Metropolitan Green Belt or Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 1 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 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 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site has no neighbouring constraints Froximity to Key Services 5 Site is mexcess of S00m	Proximity to Employment A	reas	5	Site is outside of any e	existing/p	proposed employme	nt allocation		
Public Transport PROW and Cycling Connectivity O Site is not connected to either an existing PROW or cycle network Vehicle Access 5 A route exists enabling wehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints O Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is penale in nature or where the allocated activity would not have ceased prior to the intended delivery of deve existing/proposed Country Park or Other Green Space Green Belt & Green Wedge O 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 Land Classification 3 Site is predominantly Greenfield and primarily 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 O 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 Ground Condition Constraints 5 Site has no neighbouring constraints 5 Site is an on eighbouring constraints Froximity to Key Services 5 Site is an on eighbouring constraints Community Facilities 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 SOPCO00221 on portion of site. Availability Criteria: Availability Criteria: Achievability Criteria: Achievability Cr	Impact on Retail Areas		5	Chelmsford City Centr	e, South		•		
PROW and Cycling Connectivity Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any sasets of archaeological interest Minerals & Waste Constraints O Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area activity out on the very 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 O 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 O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 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 O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Forwing Constraints Site is in excess of 500m from a designated AQMA Forwing Constraints Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Socoocouz21 on portion of site. Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria	Proximity to the Workplace		5	Site is within 2km wal	king dista	ance of an employm	ent allocatio	n	
Vehicle Access	Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services		
Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does 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, an existing Proposed Country Park or 'Other' Green Space, an existing Proposed Country Park or 'Other' Green Space, an existing Proposed Country Park or 'Other' Green Space, an existing Proposed Country Park or 'Other' Green Space, an existing Proposed Country Park or 'Other' Green Space, an existing Proposed Country Park or 'Other' Green Space, an existing Proposed Country Park or 'Other' Green Space, and existing Proposed Country Park or 'Other Green Space, and existing Proposed Country Park or 'Other Green Space, and Park or 'Other	PROW and Cycling Connect	ivity	0	Site is not connected t	to either	an existing PROW o	r cycle netwo	ork	
Designated Heritage Assets 5 Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets	Strategic Road Access		N/A		-				
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 infrastruce 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 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 Planning Permission or Availability Site does not face any known legal issues Planning Permission or Availabil	Designated Heritage Assets					<u> </u>			
Minerals & Waste Constraints O 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 intended delivery of deve in elimented delivery of deve where the allocated activity would not have ceased prior to intended delivery of deve where the allocated activity would not have ceased prior to intended delivery of deve where the allocated activity would not have ceased prior to intended delivery of deve where the allocated activity 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 I the majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Protected Natural Features O 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 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services 5 Site is on excess of 500m from a designated AQMA Ground treatment is expected to be required on part of the site Neighbouring Constraints 5 Site has no neighbouring constraints Froximity 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 Adjacent to Urban Area. In range of bus stops. Accessible Nat	Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets								
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 to 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 Land Classification 3 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge 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 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 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 N/A Allocation Comments on Availability 5 Development is likely viable	Archaeological Assets		5						
Defined Open Space Defined Open Space O 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 D The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 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 O 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 S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is in within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities S Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 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: Land Ownership S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Freen N/A Allocation N/A Allocation N/A Viability S Development is likely viable Achievability Rating: Green	Minerals & Waste Constrain	nts	0	' '	•			•	
Defined Open Space 0					_		•		
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Careen Belt & Green Wedge	Defined Open Space		U						
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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 8 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 Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green	Land Classification		3						
Air Quality Management Areas Ground Condition Constraints Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities 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: Land Ownership Legal Constraints Site is in excess of 500m from a designated AQMA Ground treatment is expected to be required on part of the site Site has no neighbouring constraints Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Services and/or the City Centre/South Woodham Ferrers Town Centre Services and/or the City Centre/South Woodham Ferrers Town Centre 3	Protected Natural Features		0	Site partially or wholly	compris	ses of one or more p	rotected nat	ural features	
Ground Condition Constraints Neighbouring Constraints Site has no neighbouring constraints Proximity to Key Services 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: Land Ownership Sheld by developer/willing owner/public sector Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Green Achievability Criteria: Achievability Rating: Achievability Rating: Green	Flood Risk Constraints		4	Site is wholly or partia	lly withir	r Flood Zone 2, with	the remaind	ler in Flood Zone 1	
Neighbouring Constraints Proximity to Key Services 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 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: Land Ownership Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green	Air Quality Management Ar	eas	5	Site is in excess of 500	m from a	a designated AQMA			
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 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: Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Ground Condition Constrain	nts	3	Ground treatment is e	expected	to be required on pa	art of the site	9	
Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but 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 Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Neighbouring Constraints		5	Site has no neighbour	ing const	raints			
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 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: Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Achievability Rating: Green Achievability Rating: Green	Proximity to Key Services		5		_		and/or the C	City Centre/South	
and Chelmer Valley Riverside (LoWS) both on boundary of the site. Priority 2 contaminated land SOPC000221 on portion of site. Availability Criteria: Land Ownership Land Condition Solve Vacant land & buildings Legal Constraints Solve does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Development is likely viable Availability Rating: Green Availability Rating: Green	Community Facilities		3	existing/proposed sch					
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Availability Rating: Free Availability Rating: N/A Held by developer/willing owner/public sector Vacant land & buildings Site does not face any known legal issues N/A Achievability Achievability Criteria: Achievability Rating:	Comments on Suitability		and Ch	elmer Valley Riverside (LoWS) bo				
Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Availability Criteria:		331 00	on portion of site	•	Availability R	Rating:	Green	
Land Condition 5 Vacant land & buildings 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			5	Held by developer/wil	ling own	•		J. 50	
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	· · · · · · · · · · · · · · · · · · ·					- , ,			
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable				`		egal issues			
Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Achievability Rating: Green				- 12 12 12 13 C Table dily		-0			
Comments on Availability Achievability Criteria: Viability Development is likely viable Achievability Rating: Development is likely viable	_		14/ 17						
Achievability Criteria: Viability Achievability Rating: Green Development is likely viable									
Viability 5 Development is likely viable						Achievability	Rating:	Green	
,	•		5	Development is likely	viable	, , , , , , , , , , , , , , , , , , , ,			
				·					
Comments on Achievability				p / 2000					

SHELAA Reference:	CFS14	4	RAG Rating:	Amk	er	2	7 Nov 2024		
Site Address:	Land E	ast of S	t Marys Church, Chur	ch Roac	l, Little Baddow, C	helmsford,	Essex		
Parish:	Little E	Baddow		Total	Score:	104			
Developable Site Area	0.38			Reasc	n for				
(ha):				disco	unted areas:				
Potential Yield:	11			Typol	ogy:	17			
Proposed Use:	Reside	ential		Comments on the size of site:					
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•			
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall				n		
Public Transport		0	Site is in excess of 400	m walkii	ng distance from all	services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets	;	3	Site is adjacent to one	or more	designated heritage	e assets			
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more	non-designated her	ritage assets			
Archaeological Assets	Site is not thought to	contain a	ny assets of archaed	ological inter	est				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge					Vedge				
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3						
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature						
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1				
Air Quality Management A	reas	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrai	nts	5	Ground treatment is n	ot expe	ted to be required				
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	am Ferre	rs Town Centre				
Community Facilities		5	Development would n existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability			e of DSB. Existing access ected Lane.	from Ch	urch Lane. Adjacent	to Grade I Li	isted Building. Adjacent to		
Availability Criteria:					Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own					
Land Condition		5	Vacant land & building		*				
Legal Constraints		5	Site does not face any	•	egal issues				
Planning Permission or Allocation		N/A	, ·						
Comments on Availability									
Achievability Criteria:					Achievability	Rating	Green		
•		-	Dovolonment is likely	viable	Acinevability	naung:	Green		
Viability		5	Development is likely	vianie					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference: (CFS145	<u> </u>	RAG Rating:	Gree	n	2	7 Nov 2024		
Site Address:	Land Ea	st of P	lantation Road and W	est of C	hurch Road, Bore	ham, Cheln	nsford, Essex		
Parish:	Borehai			Total 9		110			
Developable Site Area	18.06			Reaso	n for				
(ha):				discou	inted areas:				
Potential Yield:	310			Typolo	ogy:	1			
Proposed Use:	Residen	itial	Comments on the size						
			of site:						
Suitability Criteria:					Suitability Ra	ting:	Green		
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation			
Impact on Retail Areas		5	Development does no			•			
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated		
D : ::		_	Neighbourhood Centres Site is within 2km walking distance of an employment allocation						
Proximity to the Workplace		5	Site is within 2km walking distance of an employment allocation						
Public Transport		5	Site is within 400m walking distance of one or more services Site is within 100m walking distance to either a PROW or cycle network						
PROW and Cycling Connecti		5				-	IELWOFK		
Vehicle Access		5	A route exists enabling	s venicie	access into/adjacen	t to the site			
Strategic Road Access		N/A	Site does not contain	any dosi-	nated haritage asse	tc			
Designated Heritage Assets		5	Site does not contain a Site does not contain a						
Non-Designated Heritage As		5	Site is not thought to				nort .		
Archaeological Assets Minerals & Waste Constrain		5 2			•		ding Area and requires		
Willerais & Waste Constrain	its	2	further assessment to	,		U			
Defined Open Space		5	Site does not lie within						
			Park or 'Other' Green Space						
Green Belt & Green Wedge		5 Site does not lie within the Metropolitan Green Belt or Green Wedge				/edge			
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3						
Protected Natural Features		0	Site partially or wholly	compris	es of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone	2 1				
Air Quality Management Are	eas	5	Site is in excess of 500	m from a	designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is n	ot expec	ted to be required				
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov			and/or the C	ity Centre/South		
Community Facilities		3	Development would p						
			existing/proposed sch	ool/healt	hcare facility/place	of worship/s	ports, leisure, or		
Commonts on Cuitability		۸diaca	recreation facility nt to DSB. In range of bu	ic ctons	Accoss via Orchard V	May Troos a	rotoctod by		
Comments on Suitability		-	998/018 within 15m of t	-		-	•		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own		<u> </u>	1		
Land Condition		5	Vacant land & building		· ·				
Legal Constraints		5	Site does not face any		egal issues				
Planning Permission or		N/A	<u>, </u>						
Allocation		,							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
		_	Development is likely	viable	•		•		
Viability		5	Developinent is likely	viable					
Viability Timescale for Deliverability		5	Up to 5 years	viable					

	CFS14	6	RAG Rating: Amber 27 Nov 2024				7 Nov 2024
Site Address:	Land E	ast of E	Bowen House, Wheele	rs Hill, I	ittle Watham, Che	elmsford, Es	ssex
Parish:	Little \	Walthar	n	Total	Score:	102	
Developable Site Area	1.03			Reasc	n for		
(ha):				disco	inted areas:		
Potential Yield:	23			Typol	ogy:	4	
Proposed Use:	Reside	ential		Comn	nents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace		5	Site is within 2km wal				1
Public Transport		0	Site is in excess of 400				
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PRO	OW or cycle i	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain	any desig	nated heritage asse	ts	
Non-Designated Heritage Assets 5			Site does not contain	any non-	designated heritage	assets	
Archaeological Assets 5			Site is not thought to	contain a	ny assets of archaec	logical intere	est
Minerals & Waste Constrair	nts	5	Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area		
Defined Open Space	Park or 'Other' Green Space						
Green Belt & Green Wedge	Wedge						tan Green Belt or Green
Land Classification		0	Grade 2 or Grade 3				lassification/s: Grade 1,
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	internat	ional/national desig		
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar		5	Site is in excess of 500			. 6.1	
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		5	Site has no neighbour			11 11 21	2 . (2 .)
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		Outsid	e of DSB. Existing field a	ccess fro	m Plantation Road. (Outdoor Spor	rts (Private).
Availability Criteria:					Availability R	ating:	Green
Land Ownership		5	Held by developer/wil	ling own	•		
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or Allocation		N/A	<u>'</u>				
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
		5	Up to 5 years				
Timescale for Deliverability		15					

SHELAA Reference:	CFS14	7	RAG Rating:	Red		2	7 Nov 2024
Site Address:	Land a	t and W	est of 71 School Road	d, Dowi	nham, Billiricay, Es	sex	
Parish:	South	Hannin	gfield	Total	Score:	101	
Developable Site Area	7.19			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	123			Typol	ogy:	2	
Proposed Use:	Reside	ntial		Comr	ments on the size		
				of site	e:		
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centre		Woodham Ferrers T	own Centre o	or any designated
Proximity to the Workplace	,	5	Neighbourhood Centro Site is within 2km wall		ance of an employm	ent allocation	1
Public Transport	-	5	Site is within 400m wa				·
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access	ivicy	5	A route exists enabling				- Comonia
Strategic Road Access		N/A		,	,,		
Designated Heritage Assets	;	3	Site is adjacent to one	or more	e designated heritage	e assets	
ě ě			Site does not contain a				
Archaeological Assets		5	Site is not thought to o	contain	any assets of archaed	ological intere	est
Minerals & Waste Constrain	nts	5	Less than 5ha of a site	is withi	n a Minerals Safegua	rding Area. S	te is not within a
			Minerals or Waste Consultation Area				
Defined Open Space		5	Site does not lie within		a defined as Open Sp	ace, an existi	ng/proposed Country
Casas Dalt O Casas Madas		Park or 'Other' Green Space O The majority of the site (90% or more) lies within the Metropolitan Green Belt o				tan Craan Balt ar Craan	
Green Belt & Green Wedge		Wedge				tan Green Beit of Green	
Land Classification		0 Site is predominantly Greenfield and primarily within the land classification/s: Grade				assification/s: Grade 1,	
			Grade 2 or Grade 3				16
Protected Natural Features	i	0	Site partially or wholly			rotected natu	ıral features
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar		5	Site is in excess of 500				
Ground Condition Constrain	nts	5	Ground treatment is n		· · · · · · · · · · · · · · · · · · ·		
Neighbouring Constraints		5	Site has no neighbouri				and the City
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha		_	more services	and the City
Community Facilities		3	Development would p			ot result in th	e loss of on an
		•	existing/proposed sch				
			recreation facility				
Comments on Suitability		Outside bound	e of DSB. In range of bus	stops. I	Handful of trees prot	ected under 1	TPO/2005/030 on
Availability Criteria:		bouria	ui y.		Availability F	Pating:	Green
Land Ownership		5	Held by developer/wil	ling owr	·	weing.	Siccii
Land Condition		5	Vacant land & building		, pablic sector		
Legal Constraints		5	Site does not face any	•	legal issues		
Planning Permission or		N/A					
Allocation		/ / ٦					
Comments on Availability		Small s	ection of the site is on a	long ter	m lease as a car parl	ζ.	
Achievability Criteria:				_	Achievability		Green
Viability		5	Development is likely	viable	. ioinevability		
Timescale for Deliverability		5	Up to 5 years	•			
Comments on Achievability			1 -1 1-0.0				
Comments on Acinevability							

SHELAA Reference:	CFS148	RAG Rating:	Amber	2	7 Nov 2024			
Site Address:	Land North	of Cuton Hall Lane, Che	elmer Village, Springfield,	Chelmsford,	, Essex			
Parish:	Springfield		Total Score:	97				
Developable Site Area	1.77		Reason for					
(ha):			discounted areas:					
Potential Yield:	40		Typology: 3+32+33+34					
Proposed Use:	Mixed Use	Comments on the size Size of site is potentially suita						
			of site:	for all em	ployment use			
Suitability Criteria:			Suitability Ra	ating:	Amber			
Proximity to Employment A	reas 3	Site is adjacent to an	existing/proposed employme	nt allocation				
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within			
		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers 1 es	own Centre	or any designated			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocation	n			
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site						
Strategic Road Access	ategic Road Access O Site has no direct access to nor is adjacent to the strategic road network, prima network, a safeguarded trunk road or a B-road							
Designated Heritage Assets	3		e or more designated heritage	n accotc				
			any non-designated heritage					
Non-Designated Heritage A			contain any assets of archaec		oct			
Archaeological Assets	5 nts 5		e is within a Minerals Safegua					
Minerals & Waste Constrain	its 5	Minerals or Waste Co	•	iruilig Area. 3	ite is not within a			
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space						
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green W	Vedge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholly	y comprises of one or more p	rotected nat	ural features			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ring constraints					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	king distance of all services a	nd/or the Cit	y Centre/South			
Community Facilities	0		esult in the loss of an existing	g/proposed s	chool/healthcare			
,			nip/sports, leisure, or recreat					
Comments on Suitability			f bus stops. Accessible Natura nd also a tree belt adjacent t					
Availability Criteria:			Availability F		Yellow			
Land Ownership	3	Promoter has an option	on to purchase site or collabo					
Land Condition	4	Established single use			<u> </u>			
Legal Constraints	3	Site may possibly face						
Planning Permission or	N/A							
Allocation	'							
Comments on Availability			volved in submission. No evider purposes. Site not within p					
Achievability Criteria:			Achievability		Green			
Viability	5	Development is likely			1			
Timescale for Deliverability		Up to 5 years						
		, , , , , , ,						

SHELAA Reference: (CFS149		RAG Rating:	Red		2	7 Nov 2024		
Site Address:	Land Nor	th Ea	st of Mole Cottage, L	ondon I	Road, Chelmsford,	Essex			
Parish:	Margaret	tting		Total	Score:	86			
Developable Site Area	0.4			Reasc	n for				
(ha):				disco	unted areas:				
Potential Yield:	0			Typol	ogy:	32			
Proposed Use:	Employm	nent		Comn	nents on the size	Current si	ze of site is not		
				of site	site: suitable for large scale indust				
						use			
Suitability Criteria:					Suitability Ra	ting:	Red		
Proximity to Employment A	reas N	I/A							
Impact on Retail Areas	N	I/A							
Proximity to the Workplace	N	I/A							
Public Transport	5	,	Site is within 400m wa	alking dis	tance of one or more	e services			
PROW and Cycling Connecti	vity 0)	Site is not connected t	o either	an existing PROW or	cycle netwo	ork		
Vehicle Access	5	,	A route exists enabling	g vehicle	access into/adjacent	t to the site			
Strategic Road Access	5)	Site has direct access	to or is a	djacent to the strate	gic road netv	work		
Designated Heritage Assets	5	,	Site does not contain	any desi	gnated heritage asset	ts			
Non-Designated Heritage Assets 5			Site does not contain	any non-	designated heritage	assets			
Archaeological Assets	gical Assets 5 Site			contain a	ny assets of archaeo	logical intere	est		
Minerals & Waste Constrain	nts 5	,	Less than 5ha of a site			rding Area. S	ite is not within a		
- C 10 0	_		Minerals or Waste Co				. ,		
Defined Open Space	5	•	Site does not lie within Park or 'Other' Green		i defined as Open Spa	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	0 The majority of the site (90% or more) lies within the Metropolitan Green				itan Green Belt or Green			
dicent bent & dicent wedge		Wedge				itan orden beit or orden			
Land Classification	5	5 Site is predominantly Previously Developed Land							
Protected Natural Features	3			•			within 100m of a locally		
			designated protected			m of an inte	rnational/national		
Fland Biol. Comptunints	5		designated protected Site is wholly within Fl						
Flood Risk Constraints			Site is in excess of 500						
Air Quality Management Are Ground Condition Constrain			Ground treatment is r						
Neighbouring Constraints		/ I/A	Ground treatment is i	ot exper	ted to be required				
Proximity to Key Services		I/A							
Community Facilities	5		Development would n	ot result	in the loss of nor nu	t additional	strain on an		
Community racincles		,	existing/proposed sch		•				
			recreation facility	-					
Comments on Suitability			e of DSB. In range of bus			ess is availab	le directly from the		
	A	1016.	Within 100m of Hyland	s Park (L	oWS).		,		
Availability Criteria:					Availability R	ating:	Green		
Land Ownership	5		Held by developer/wil		er/public sector				
Land Condition	3		Low intensity land use						
Legal Constraints	5		Site does not face any	known l	egal issues				
Planning Permission or	N	I/A		-					
Allocation									
Comments on Availability	S	ite in	use for other purposes						
Achievability Criteria:					Achievability	Rating:	Amber		
Viability	0)	Development is likely	unviable	,		1		
Timescale for Deliverability	5	,	Up to 5 years						

Parish: Margaretting Total Score: 96 Developable Site Area 3.5 Reason for discounted areas: 7 Potential Yield: 69 Typology: 3 Proposed Use: Residential Comments on the size of site: 8 Suitability Criteria: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres 1 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 400m walking distance to either a PROW or cycle network Vehicle Access 15 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 is not thought to contain any non-designated heritage assets Archaeological Assets 5 Site does not thought to contain any sasets of archaeological interest Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Constraints 5 Site does not generally to contain any assets of archaeological interest Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge 1 Site is wholly within Flood Zoou 1 Site	SHELAA Reference:	CFS150)	RAG Rating:	Red		2	7 Nov 2024
Parish: Margaretting Developable Site Area 3.5 Reason for discounted areas:	Site Address:	Land No	orth Ea	st of Berwyn, Maldor	Road,	Margetting, Ingate	estone, Esse	2X
Comments on the size Proposed Use: Residential Residential Residential Residential Comments on the size of site:	Parish:	Margar	etting		Total	Score:	96	
Protential Yield: 69 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres 1 Site is 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 400m walking distance to either a PROW or 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 Mone-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals of Waste Consultation Area Proximal Amount of the Strategic Road Access of the Amount of the Strategic Road Access of the Amount of the Strategic Road Access of Amount of the Strategic Road Access of Amount of the Strategic Road Access of Amount	Developable Site Area	3.5			Reaso	on for		
Proposed Use: Residential Comments on the size of site:	(ha):				disco	unted areas:		
Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability To Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the 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 mexcess of 2km walking distance of an employment allocation Public Transport 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access NA/A Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 10 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification 10 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholl within Flood Zone 1 Air Quality Management Areas 5 Site is wholl within Flood Zone 1 Air Quality Management Areas 5 Site is wholl within Flood Zone 1 Air Quality Management Areas 5 Site is wholl within Flood Zone 1 Air Quality Management Areas 5 Site is wholl within Flood Zone 1 Air Quality Management Areas 5 Site is no excess of 50m from a designated AQMA Green Self or Green Se	Potential Yield:	69			Typol	ogy:	3	
Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Proposed Use:	Residen	ntial		Comr	ments on the size		
Proximity to Employment Areas Site is outside of any existing/proposed employment allocation					of site	e:		
Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:					Suitability Ra	ting:	Red
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace OSite is in excess of 2km walking distance of an employment allocation PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 400m walking distance of either a PROW or cycle network Wehicle Access Shade Cecess N/A Designated Heritage Assets Site is desembling vehicle access into/adjacent to the site Strategic Road Access Non-Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site is adjacent to one or more designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Site is mexcess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is nexcess of 2km walking distance of one or more services and the City Centre/South Woodha	Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation	
Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Consultation Area Defined Open Space 5 Site does not contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 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 Adaicent to DSB. In range of bus stops. Vehicular access of both Roman Road and Maldon R	Impact on Retail Areas		5	Chelmsford City Centr	e, South		•	
PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5	Proximity to the Workplace	!	0	Site is in excess of 2km	n walkin	g distance of an emp	loyment allo	cation
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 Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Air Quality Management Areas 5 Site is within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA 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 a existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Criteria: Adale of the Application or N/A Allocation 5 Site does not face any known legal issues Planning Permission or N/A Alchievability Criteria: Achievability 7 S Development is likely viable Timescale for Deliverability 5 Up to 5 years	Public Transport		5	Site is within 400m wa	lking di	stance of one or mor	e services	
Strategic Road Access N/A	PROW and Cycling Connect	ivity	5					network
Designated Heritage Assets 3	Vehicle Access		5	A route exists enabling	vehicle	access into/adjacen	t to the site	
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 Site has no neighbouring constraints Neighbouring Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 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 Roa 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 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable	Strategic Road Access		N/A					
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Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space O	Archaeological Assets		5	Site is not thought to o	contain	any assets of archaed	ological intere	est
Park or 'Other' Green Space Green Belt & Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Protected Natural Features O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints S Site is wholly within Flood Zone 1 Air Quality Management Areas S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Ground treatment is not expected to be required Neighbouring Constraints S Site has no neighbouring constraints Proximity to Key Services O 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 Roa 7 trees protected under TPO/2004/043. Availability Criteria: Availability Rating: Green Land Condition S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability 5 Up to 5 years	Minerals & Waste Constrain			Minerals or Waste Cor	nsultatio	on Area		
Wedge	Defined Open Space			Park or 'Other' Green	Space			
Grade 2 or Grade 3 Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features				Wedge				
Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA 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 Adjacent to DSB. In range of bus stops. Vehicular access off both Roman Road and Maldon Roa 7 trees protected under TPO/2004/043. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Vacant land Vacant land Wallongs Achievability Criteria: Achievability Rating: Green Machievability Criteria: Vacant land Vacant land Wallongs Development is likely viable Timescale for Deliverability 5 Development is likely viable				Grade 2 or Grade 3				
Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Adjacent to DSB. In range of bus stops. Vehicular access off both Roman Road and Maldon Roa 7 trees protected under TPO/2004/043. Availability Criteria: Land Ownership Land Condition Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Ommunity Facilities Adjacent to DSB. In range of bus stops. Vehicular access off worship/sports, leisure, or recreation facility Adjacent to DSB. In range of bus stops. Vehicular access off both Roman Road and Maldon Roa 7 trees protected under TPO/2004/043. Availability Criteria: Availability Rating: Green Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Wability Site does not face any known legal issues Planting Permission or N/A Allocation Comments on Availability Achievability Criteria: Vachievability Criteria: Vachievability Rating: Achievability Rating: Green						•	rotected nati	urai teatures
Ground Condition Constraints Neighbouring Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Jevelopment would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to DSB. In range of bus stops. Vehicular access off both Roman Road and Maldon Roa 7 trees protected under TPO/2004/043. Availability Criteria: Land Ownership Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Vacant land & buildings Site does not face any known legal issues N/A Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green Jenen Achievability Rating: Green Jenen Achievability Rating: Jenen Achievability Rating: Jenen Achievability Rating: Jenen Achievability Rating: Jenen				•				
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Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but 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 Roa 7 trees protected under TPO/2004/043. Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability S Up to 5 years							moro comiles	s and the City
Community Facilities 3 Development would put additional strain on but 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 Roa 7 trees protected under TPO/2004/043. Availability Criteria: Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Vachievability Criteria: Achievability Rating: Green Achievability Rating: Green Vachievability Rating: Up to 5 years	Proximity to Key Services		U			_	nore services	s and the City
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Seen Availability Rating: Freen Availability Rating: Achievability Rating: Achievability Rating: Seen Freen Achievability Rating:	Community Facilities		3	Development would p existing/proposed sch	ut addit	ional strain on but n		
Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints S Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability A vailability Rating: S Held by developer/willing owner/public sector Vacant land & buildings S Site does not face any known legal issues N/A Achievability Rating: Achievability Rating: S Green Green Viability S Development is likely viable Timescale for Deliverability S Up to 5 years	Comments on Suitability						both Roman	Road and Maldon Road
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:						Rating:	Green
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling owr	•		ı.
Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Condition							
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						legal issues		
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years Comments on Availability Achievability Rating: Green Up to 5 years	Planning Permission or							
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•					Achievahility	Rating	Green
Timescale for Deliverability 5 Up to 5 years	•		5	Develonment is likely	viahle	Acinevability	Matilig.	J. G. C. C. I
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			<u> </u>	Oh to 2 Acq12				

SHELAA Reference:	CFS15	1	RAG Rating:	Gree	n	2	7 Nov 2024		
Site Address:	Land S	outh an	d East of Springwood	, Mashb	ury Road, Chigna	l St James, C	Chelmsford, Essex		
Parish:	Chigna			Total S	core:	114			
Developable Site Area	0.3			Reasor	n for				
(ha):				discou	nted areas:				
Potential Yield:	9			Typolo	gy:	17			
Proposed Use:	Reside	ntial		Comm	ents on the size				
				of site:					
Suitability Criteria:					Suitability Ra	ating:	Green		
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p	oposed employme	nt allocation			
Impact on Retail Areas		5	Development does not	t result in	the loss of establis	hed shops an	d services within		
			Chelmsford City Centre	-	Voodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centre						
Proximity to the Workplace	ة	5	Site is within 2km walk				1		
Public Transport		5		valking distance of one or more services					
PROW and Cycling Connect	tivity	5		valking distance to either a PROW or cycle network					
Vehicle Access		5	A route exists enabling	ling vehicle access into/adjacent to the site					
Strategic Road Access		N/A	au. 1						
Designated Heritage Assets		5	Site does not contain a						
Non-Designated Heritage A	ssets	3	Site is adjacent to one						
Archaeological Assets		5	Site is not thought to o						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site		U	rding Area. S	ite is not within a		
Defined Ones Corre		_	Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed C						
Defined Open Space		5	Park or 'Other' Green S		uenned as Open Sp	ace, an existi	ing/proposed country		
Green Belt & Green Wedge		5	Site does not lie within	•	ropolitan Green Re	lt or Green W	/edge		
Land Classification		0					lassification/s: Grade 1,		
Lana Classification		J	Grade 2 or Grade 3				,, 5. 6.666 1,		
Protected Natural Features	5	5	Site is in excess of 100	m of any	locally designated p	protected nat	cural features and in		
			excess of 500m of any			nated protec	ted natural features		
Flood Risk Constraints		5	Site is wholly within Flo						
Air Quality Management A		5	Site is in excess of 500						
Ground Condition Constrain	nts	3	Ground treatment is e			art of the site			
Neighbouring Constraints		5	Site has no neighbouri						
Proximity to Key Services		3	Site is within 2km walk			nd/or the Cit	y Centre/South		
Community of Feedblade		_	Woodham Ferrers Tow			ıt additional :	strain on an		
Community Facilities		5	Development would ne existing/proposed scho		•				
			recreation facility	oon nearth	icare raciity/piace	or worsinp/s	porto, icioure, ui		
Comments on Suitability		Outside	e of DSB. In range of bus	stops. Ac	ljacent to buildings	of local value	e.		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/will	ling owne	•				
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	•	gal issues				
Planning Permission or		N/A			<u>-</u>				
Allocation		, , ,							
Comments on Availability									
Achievability Criteria:					Achievability	Rating	Green		
Viability		5	Development is likely	viable	. Cinc vability	Manig.	- Ciccii		
Timescale for Deliverability	,	5	Up to 5 years	· iubic					
		5	oh to a Aegis						
Comments on Achievability									

Parish: Developable Site Area (ha): Potential Yield:	Roxwell 2.59 51 Residen eas	5 5 5 5 5 5 7	Site is outside of any e Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Reaso discou Typold Comm of site existing/p tresult in e, South es king dista	Score: In for Inted areas: Ogy: Inents on the size	nt allocation hed shops an	
Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets	2.59 51 Residen eas	5 5 5 5 5 5 5 7	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Reaso discou Typolo Comm of site existing/p tresult in e, South es king dista	n for unted areas: ogy: nents on the size :: Suitability Ra proposed employme in the loss of establis Woodham Ferrers T	3 ting: nt allocation hed shops an	d services within
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets	51 Residen	5 5 5 5 5 5 5 N/A	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	discou Typolo Comm of site existing/p tresult in ee, South es king dista	unted areas: pgy: pents on the size :: Suitability Ra proposed employme in the loss of establis Woodham Ferrers T	ting: nt allocation hed shops an	d services within
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets	Residen	5 5 5 5 5 5 5 N/A	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Typolo Comm of site existing/p t result in e, South es king dista	Suitability Ra proposed employmenthe loss of establis Woodham Ferrers T	ting: nt allocation hed shops an	d services within
Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets	Residen	5 5 5 5 5 5 5 N/A	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Commof site existing/part result in the south less liking distantial distantial forms of the south less liking distantial forms of the south less like the sou	Suitability Ra proposed employment the loss of establis Woodham Ferrers T	ting: nt allocation hed shops an	d services within
Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets	reas	5 5 5 5 5 5 5 N/A	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Commof site existing/part result in the south less liking distantial distantial forms of the south less liking distantial forms of the south less like the sou	Suitability Ra proposed employment the loss of establis Woodham Ferrers T	nt allocation hed shops an	d services within
Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connective Vehicle Access Strategic Road Access Designated Heritage Assets	vity	5 5 5 5 N/A	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	of site	Suitability Ra proposed employme in the loss of establis Woodham Ferrers T	nt allocation hed shops an	d services within
Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets	vity	5 5 5 5 N/A	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	et result in Te, South es king dista	proposed employme in the loss of establis Woodham Ferrers T	nt allocation hed shops an	d services within
Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets	vity	5 5 5 5 N/A	Development does no Chelmsford City Centra Neighbourhood Centra Site is within 2km wall Site is within 400m wa Site is within 100m wa	et result in Te, South es king dista	n the loss of establis Woodham Ferrers T	hed shops an	
Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets	/ity	5 5 5 5 N/A	Chelmsford City Centri Neighbourhood Centri Site is within 2km wall Site is within 400m wa Site is within 100m wa	e, South es king dista alking dis	Woodham Ferrers T	•	
Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets	rity	5 5 5 N/A	Site is within 400m was	alking dis	ance of an employme		
PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets	vity	5 5 N/A	Site is within 100m wa		ance of all employing	ent allocation	1
Vehicle Access Strategic Road Access Designated Heritage Assets		5 N/A			tance of one or more	e services	
Strategic Road Access Designated Heritage Assets		N/A	A route exists enabling	alking dis	tance to either a PRO	OW or cycle r	network
Designated Heritage Assets			A TOUTE CAISES CHADIIII	g vehicle	access into/adjacen	t to the site	
	sets	5	Site does not contain a	any desig	nated heritage asse	ts	
		5	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	logical intere	est
Minerals & Waste Constraint	ts	5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	ite is not within a
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country
Green Belt & Green Wedge	edge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge					/edge	
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	internat	ional/national desig		
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Are		5	Site is in excess of 500				
Ground Condition Constraint	ts	3	Ground treatment is e				
Neighbouring Constraints		0	Site has neighbouring				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	_		more services	s and the City
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		Outside SOPC00	e of DSB. In range of bus 20836.	stops. P	riority 3 contaminat	ed land adjac	ent to the south
Availability Criteria:					Availability R	ating:	Green
Land Ownership		5	Held by developer/wil	ling own	er/public sector	-	
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or Allocation		N/A	· · · · · ·				
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			1
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		-	, , . 				

SHELAA Reference:	CFS15	3	RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	206 an	nd 208 N	Main Road, Broomfiel	d, Chelm	sford, Essex, CM1	L 7AJ		
Parish:	Broom	field		Total 9	Score:	81		
Developable Site Area	0.4			Reaso	n for			
(ha):				discou	nted areas:			
Potential Yield:	0			Typolo	ogy:	31		
Proposed Use:	Emplo	yment		Comm	ents on the size	Current si	ze of site is not	
				of site	:	suitable fo	or large scale industrial	
						use		
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	N/A						
Impact on Retail Areas		N/A						
Proximity to the Workplace	9	N/A						
Public Transport		5	Site is within 400m wa	alking dist	tance of one or more	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	to either a	an existing PROW or	cycle netwo	ork	
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 ac	ljacent to a safegua	rded trunk ro	oad or B-road	
Designated Heritage Assets	;	3	Site is adjacent to one					
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more	non-designated her	itage assets		
Archaeological Assets		5	Site is not thought to		•			
Minerals & Waste Constrain	5	Less than 5ha of a site		•	rding Area. S	ite is not within a		
Defined Constitution		_	Minerals or Waste Co				in a /a read Country	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	Green Belt & Green Wedge 0				r more) lies within th	ne Metropoli	itan Green Belt or Green	
dreen ben a dreen weage	•	Ü	Wedge	(,				
Land Classification		5	Site is predominantly	Previousl	y Developed Land			
Protected Natural Features		0	Site partially or wholly	y compris	es of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a	designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is r	not expec	ted to be required			
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	Development would n					
			existing/proposed sch recreation facility	iool/healt	hcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Adiace	nt to DSB. In range of bu	ıs stons İ	Existing vehicular ac	cess available	e from B1008 Adjacent	
Comments on Suitability			de 2 listed building. Adja					
		TPO/20	001/055.					
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil			_		
Land Condition		3	Low intensity land use	es				
Legal Constraints		5	Site does not face any	known le	egal issues			
Planning Permission or		N/A						
Allocation								
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: 0	CFS154	RAG Rating:	Amber	2	7 Nov 2024			
Site Address:	Land East o	f Broomfield Library, 18	0 Main Road, Broomfield	, Chelmsfor	d, Essex			
Parish:	Broomfield		Total Score:	104				
Developable Site Area	0.44		Reason for					
(ha):			discounted areas:					
Potential Yield:	11		Typology:	17				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation				
Impact on Retail Areas	5	·	ot result in the loss of establiste. South Woodham Ferrers Tes	•				
Proximity to the Workplace	5		king distance of an employm	nent allocatio	n			
Public Transport	5		alking distance of one or mo					
PROW and Cycling Connecti			alking distance to either a PR		network			
Vehicle Access	5		g vehicle access into/adjacer		-			
Strategic Road Access	N/A		<u> </u>					
Designated Heritage Assets	3	+	or more designated heritag	e assets				
Non-Designated Heritage A			e or more non-designated he					
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain		Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	arding Area. S	iite is not within a			
Defined Open Space	5	Park or 'Other' Green						
Green Belt & Green Wedge	0	Wedge	te (90% or more) lies within t					
Land Classification	3	classification/s: Grade	Greenfield and primarily wit e 4, Grade 5, non-agricultural	l use, or urba	n use			
Protected Natural Features	0		y comprises of one or more p	protected nat	ural features			
Flood Risk Constraints	5	Site is wholly within F						
Air Quality Management Ar		+	Om from a designated AQMA					
Ground Condition Constrain			not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	-		1.1 60			
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City			
Community Facilities	5		not result in the loss of nor p	ut additional	strain on an			
			nool/healthcare facility/place	of worship/s	ports, leisure, or			
0		recreation facility			f P4000 • !!			
Comments on Suitability		_	s stops. Existing vehicular acc na protected under TPO/200		trom B1008. Adjacent t			
Availability Criteria:			Availability I		Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face any						
Planning Permission or	N/A							
Allocation	14/	•						
Comments on Availability								
Achievability Criteria:			Achievability	y Rating:	Green			
Viability	5	Development is likely						
	5	Up to 5 years						
Timescale for Deliverability								

SHELAA Reference:	CFS155		RAG Rating:	Amb	er	2	7 Nov 2024
Site Address:	Land No	orth of	Nurses Cottage, Nort	:h Hill, L	ittle Baddow, Che	lmsford, Ess	sex
Parish:	Little Ba	ddow		Total	Score:	103	
Developable Site Area	0.88			Reasc	n for		
(ha):				disco	unted areas:		
Potential Yield:	20			Typol	ogy:	4	
Proposed Use:	Residen	tial		Comn	nents on the size		
				of site	::		
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no				
			Chelmsford City Centr	•	Woodham Ferrers T	own Centre	or any designated
D			Neighbourhood Centr		- diata	la	
Proximity to the Workplace		0	Site is in excess of 2km			-	cation
Public Transport		5	Site is within 400m wa				at.
PROW and Cycling Connect		0	Site is not connected t				I K
Vehicle Access		5	A route exists enabling	s venicle	access into/adjacen	t to the site	
Strategic Road Access		N/A	Cita dana nat anntain				
Designated Heritage Assets		5	Site does not contain a				
Non-Designated Heritage A		5	Site does not contain a Site is not thought to				>ct
Archaeological Assets		5 5	ŭ .				
Minerals & Waste Constrain	ills	5	Less than 5ha of a site Minerals or Waste Co		•	ruilig Area. 3	ite is not within a
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area		ace, an existi	ng/proposed Country
Green Belt & Green Wedge	1	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				
Flood Risk Constraints		5	Site is wholly within Fl		•	· otcotca nati	
Air Quality Management Ar		5 5	Site is in excess of 500				
Ground Condition Constrain		5	Ground treatment is n				
Neighbouring Constraints		5	Site has no neighbour	•			
Proximity to Key Services		0	Site is in excess of 2km			more services	s and the City
		-	Centre/South Woodha				•
Community Facilities		5	Development would n				
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
Commonto en Cuitabilitu		Adiaco	recreation facility	ıs stons	Whally sayarad by T	DO (0.00ha)	under TPO/2003/088 and
Comments on Suitability			100m of Heather Hills (L				under 170/2005/066 and
Availability Criteria:		***************************************	20011-01-11-04-11-01-11-11-0-1	.0110/ 4.	Availability R		Green
Land Ownership		5	Held by developer/wil	ling own	•		
Land Condition		<u>5</u> 5	Vacant land & building		, pas 500001		
Legal Constraints		<u>5</u> 5	Site does not face any	-	egal issues		
Planning Permission or		N/A			-0		
Allocation		. 1/ /7					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			-1-1-1-1-1-1				
Comments on Achievability							

SHELAA Reference: 0	CFS156	•	RAG Rating:	Yellow	1	2	7 Nov 2024		
Site Address:	Land So	uth W	est of 2 Scotts Green,	, Hollow La	ne, Broomfield	, Chelmsfor	d		
Parish:	Broomfi	ield		Total Sco	re:	100			
Developable Site Area	9.8			Reason f	or				
(ha):				discount	ed areas:				
Potential Yield:	168			Typology	<i>'</i> :	2			
Proposed Use:	Residen	itial			its on the size				
·				of site:					
Suitability Criteria:				S	uitability Ra	ting:	Yellow		
Proximity to Employment A	reas	5	Site is outside of any e	existing/prop	oosed employme	nt allocation	•		
Impact on Retail Areas		5	Development does no	ot result in th	e loss of establisl	hed shops an	d services within		
•			Chelmsford City Centr	re, South Wo	odham Ferrers T	own Centre	or any designated		
			Neighbourhood Centr						
Proximity to the Workplace		0	Site is in excess of 2kn	n walking dis	stance of an emp	loyment allo	cation		
Public Transport		5	Site is within 400m wa	alking distan	ce of one or more	e services			
PROW and Cycling Connecti	ivity 5 Site is within 100m walking distance to either a PROW or cycle network						network		
Vehicle Access		5	A route exists enabling	g vehicle acc	cess into/adjacen	t to the site			
Strategic Road Access		N/A	_						
Designated Heritage Assets		5	Site does not contain	any designat	ted heritage asset	ts			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-des	ignated heritage	assets			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain		2	,	•			ding Area and requires		
			further assessment to	•		_	•		
Defined Open Space	Site does not lie within an area defined as Open Space, an existing/proposed Co						ing/proposed Country		
Park or 'Other' Green Space									
Green Belt & Green Wedge	& Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge						/edge		
Land Classification 0 Site is predominantly Greenfield and primarily within the land classification						lassification/s: Grade 1			
			Grade 2 or Grade 3						
Protected Natural Features		0	Site partially or wholly		of one or more pi	rotected nati	ural features		
Flood Risk Constraints		5	Site is wholly within Fl						
Air Quality Management Ar		5	Site is in excess of 500						
Ground Condition Constrain		3	Ground treatment is e	-		rt of the site	!		
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		3	Site is within 2km wall		e of all services a	nd/or the Cit	y Centre/South		
Community Fortilities		2	Woodham Ferrers Tov		d strain on but	ot rocult in th	a loss of an an		
Community Facilities		3	Development would p existing/proposed sch						
			recreation facility	iooi, ricaltille	are racinty/ place	or worship/s	por 13, 10134116, 01		
Comments on Suitability		Adjacei	nt to Urban Area. In ran	nge of bus sto	ops. Access both v	vehicular and	d pedestrian available		
			chool Lane and Hollow L						
			202/020 all on the boun						
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	lling owner/	public sector				
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	/ known lega	lissues				
Planning Permission or		N/A	· · · · · · · · · · · · · · · · · · ·						
Allocation									
Comments on Availability									
Achievability Criteria:				-	Achievability	Rating:	Yellow		
Viability		5	Development is likely				1		
Timescale for Deliverability		4	Over 5 years						
Comments on Achievability		*	1-3.0						
comments on Acmevability									

SHELAA Reference:	CFS15	8	RAG Rating:	Gree	en	2	7 Nov 2024		
Site Address:	Land S	outh of	St Annes, Priory Road	d, Bickn	acre				
Parish:	Bickna	icre		Total	Score:	111			
Developable Site Area	17.99			Reasc	n for				
(ha):				disco	unted areas:				
Potential Yield:	309			Typol	ogy:	1			
Proposed Use:	Reside	ential		Comn	nents on the size				
				of site):				
Suitability Criteria:					Suitability Ra	ting:	Green		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall				1		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m walking distance to either a PROW or cycle network						
Vehicle Access		5		oute exists enabling vehicle access into/adjacent to the site					
Strategic Road Access		N/A	Site has direct access t				ad or B-road		
Designated Heritage Assets	;	5	Site does not contain a						
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	ological intere	est		
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	Space					
Green Belt & Green Wedge	!	5	Site does not lie within						
Land Classification		0	Grade 2 or Grade 3		. ,		lassification/s: Grade 1,		
Protected Natural Features	<u> </u>	0	Site partially or wholly		<u>_</u>	rotected nati	ural features		
Flood Risk Constraints		5	Site is wholly within Fl						
Air Quality Management A		5	Site is in excess of 500						
Ground Condition Constrain	nts	5	Ground treatment is n	•					
Neighbouring Constraints		5	Site has no neighbouri						
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	vn Centr	e				
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		protec	nt to DSB. In range of buted by TPO/2003/057 wited by TPO/2006/045, T	itin 15m	of the south east bo	undary of the	e site. Also trees		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own	er/public sector				
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known I	egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability Circuit.		5	Development is likely	viable	, ternevability				
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		٦	5p to 5 years						
Comments on Acmevability		I							

SHELAA Reference:	CFS159	9	RAG Rating: Amber 27 Nov 2024					
Site Address:	Field So	outh of	Jubilee Rise, Danbury	, Chelm	sford			
Parish:	Danbui	ry		Total 9	Score:	105		
Developable Site Area	1.7			Reaso	n for			
(ha):				discou	nted areas:			
Potential Yield:	38			Typolo	gy:	3		
Proposed Use:	Reside	ntial			ents on the size			
·				of site	:			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p	•			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South ' es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	e	5	Site is within 2km wall	king dista	nce of an employm	ent allocation	n	
Public Transport		0	Site is in excess of 400	m walkin	g distance from all	services		
PROW and Cycling Connect	tivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain a	any desig	nated heritage asse	ts		
Non-Designated Heritage A	Assets	3	Site is adjacent to one	or more	non-designated he	ritage assets		
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	ological intere	est	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultation	n Area			
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	<u>.</u>	5	Site does not lie within	the Met	ropolitan Green Be	lt or Green W	Vedge	
Land Classification	and Classification				d and primarily with 5, non-agricultural			
Protected Natural Features	5	0	Site partially or wholly	compris	es of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone	1			
Air Quality Management A	reas	5	Site is in excess of 500	m from a	designated AQMA			
Ground Condition Constrai	nts	5	Ground treatment is n	ot expec	ted to be required			
Neighbouring Constraints		5	Site has no neighbouri	ing consti	raints			
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov			and/or the C	ity Centre/South	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		abuts (nt to a Pro	otected Lane. 3 tree	s protected i	South Western boundary under TPO/2006/063, Bell	
Availability Criteria:					Availability F		Yellow	
Land Ownership		3	Promoter has an option	n to pur	.			
Land Condition		5	Vacant land & building					
Legal Constraints		3	Site may possibly face		ies			
Planning Permission or Allocation		N/A						
Comments on Availability			wner/s have not been inv ssion. Site not within pro			dence of land	lowner/s support with	
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	•		•	
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability								

Parish: Li Developable Site Area (ha): Potential Yield: 3	1 esident as 5 0 0 5 cy 0	ial	Site is outside of any e	Total Reaso discon Typol Comm of site	Score: on for unted areas: ogy: nents on the size	97	nsford
Developable Site Area (ha): Potential Yield: Proposed Use: R Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivit Vehicle Access Strategic Road Access Designated Heritage Assets	.4 1 esident 3 5 0 0 5 5 1 7 1 9 1 9 1 9 1 9 1 9 1 9 1 9	ial	Site is outside of any e	Reaso discou Typol Comm of site	on for unted areas: ogy: nents on the size e:	4	
(ha): Potential Yield: Proposed Use: R Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivit Vehicle Access Strategic Road Access Designated Heritage Assets	1 esident as 5 5	j		Typol Comm of site	unted areas: ogy: nents on the size e:	·	
Potential Yield: Proposed Use: R Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivit Vehicle Access Strategic Road Access Designated Heritage Assets	esident as 5 5 cy 0	j		Typol Comm of site	ogy: nents on the size	·	
Proposed Use: Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivit Vehicle Access Strategic Road Access Designated Heritage Assets	esident as 5 5 cy 0	j		Comm of site	nents on the size	·	
Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivit Vehicle Access Strategic Road Access Designated Heritage Assets	as 5 5 0 5 xy 0	j		of site	2:		
Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivit Vehicle Access Strategic Road Access Designated Heritage Assets	0 5 :y 0	•		I	1		
Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivit Vehicle Access Strategic Road Access Designated Heritage Assets	0 5 :y 0	•		/	Suitability Ra	_	
Proximity to the Workplace Public Transport PROW and Cycling Connectivit Vehicle Access Strategic Road Access Designated Heritage Assets	0 5 :y 0	•		/	Suitability ita	ting:	Amber
Proximity to the Workplace Public Transport PROW and Cycling Connectivit Vehicle Access Strategic Road Access Designated Heritage Assets	0 5 cy 0		Development does not	xisting/	proposed employme	nt allocation	
Public Transport PROW and Cycling Connectivit Vehicle Access Strategic Road Access Designated Heritage Assets	5 ty 0		Chelmsford City Centre Neighbourhood Centre	e, South es		own Centre o	or any designated
PROW and Cycling Connectivit Vehicle Access Strategic Road Access Designated Heritage Assets	y 0	J	Site is in excess of 2km	n walkinį	g distance of an emp	loyment allo	cation
Vehicle Access Strategic Road Access Designated Heritage Assets	- /		Site is within 400m wa				
Strategic Road Access Designated Heritage Assets			Site is not connected t				rk
Designated Heritage Assets	5	,	A route exists enabling	g vehicle	access into/adjacen	t to the site	
	N	I/A					
Non-Designated Heritage Asse	5	•	Site does not contain a	any desi	gnated heritage asset	ts	
	ets 5	•	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets	5	,	Site is not thought to o		•		
Minerals & Waste Constraints	5	,	Less than 5ha of a site Minerals or Waste Cor		•	rding Area. S	ite is not within a
Defined Open Space	5	,	Site does not lie within Park or 'Other' Green S		a defined as Open Sp	ace, an existi	ng/proposed Country
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	compri	ses of one or more p	rotected natu	ural features
Flood Risk Constraints	5	,	Site is wholly within Flo	ood Zon	e 1		
Air Quality Management Areas	s 5	;	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constraints	3	3	Ground treatment is e	xpected	to be required on pa	rt of the site	:
Neighbouring Constraints	5	;	Site has no neighbouri	ng cons	traints		
Proximity to Key Services	0)	Site is in excess of 2km Centre/South Woodha			more services	s and the City
Community Facilities	3	}	Development would p existing/proposed scho recreation facility				
Comments on Suitability			nt to DSB. In range of bu red Wood (LoWS). SOPC		1.02ha protected un	der TPO/200	16/078 and borders
Availability Criteria:					Availability R	ating:	Green
Land Ownership	5	5	Held by developer/will	ling own	er/public sector		
Land Condition	5	5	Vacant land & building	gs			
Legal Constraints	3	3	Site may possibly face	legal iss	ues		
Planning Permission or Allocation	P	ermi	ssion 22/00945/FUL g	ranted	Forecasted 24/25		
Comments on Availability							-
Achievability Criteria:					Achievability	Rating:	Green
Viability	5	5	Development is likely	viable	•		1
Timescale for Deliverability	5		Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS16	3	RAG Rating:	Yellow	2	7 Nov 2024		
Site Address:	Land N	lorth sid	de of Ladywell Lane, S	andon, Chelmsford				
Parish:	Sandor		· · · · · · · · · · · · · · · · · · ·	Total Score:	106			
Developable Site Area	0.2			Reason for				
(ha):				discounted areas:				
Potential Yield:	6			Typology:	18			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	ating:	Green		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	ent allocation			
Impact on Retail Areas		5		t result in the loss of establi	•			
			•	e, South Woodham Ferrers	Town Centre	or any designated		
			Neighbourhood Centr					
Proximity to the Workplace	!	5		king distance of an employn		n		
Public Transport		5		alking distance of one or mo				
PROW and Cycling Connect	ivity	5		alking distance to either a PF		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5		any designated heritage ass				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets		5	_	contain any assets of archae				
Minerals & Waste Constrain	nts	5		is within a Minerals Safegu	arding Area. S	ite is not within a		
			Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed					
Defined Open Space		5	Park or 'Other' Green Space					
Green Belt & Green Wedge		5	Site does not lie within the Metropolitan Green Belt or Green Wedge					
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade					
Lana Classification		U	Grade 2 or Grade 3	orecome and primarily the		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Protected Natural Features		0	Site partially or wholly	comprises of one or more	protected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA	١			
Ground Condition Constrain	nts	5	Ground treatment is r	ot expected to be required				
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		3	Site is within 2km wal	king distance of all services	and/or the Cit	cy Centre/South		
			Woodham Ferrers Tov					
Community Facilities		5		ot result in the loss of nor p				
			o., .	ool/healthcare facility/place	e of worship/s	sports, leisure, or		
Comments on Suitability		Outsid	recreation facility	stops. 0.027ha protected u	nder TPO/20	15/001		
Availability Critoria:		Catsia	C O. DOD. III range of bus	Availability				
Availability Criteria:		^	Known to be in partic	alarly complex/multiple own		Yellow		
Land Ownership		0	·		ici siiih			
Land Condition		5	Vacant land & building	•				
Legal Constraints		3	Site may possibly face	regal issues				
Planning Permission or		N/A						
Allocation		N/1.1+:	lo ownorchin No oviden	ce of all landowner/s suppo	rt with coher	ssion Entire site not		
Comments on Availability		-	promoters control.	ce of all landowner/s suppo	rt With Submi	SSION. ENGINE SILE NOT		
Achievability Criteria:			<u> </u>	Achievabilit	v Rating:	Green		
Viability		5	Development is likely		,			
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			P P					
Comments on Acmevability								

SHELAA Reference:	CFS16	5	RAG Rating:	Amb	er	2	7 Nov 2024
Site Address:	Land k	nown a	s North West Quadra	nt, Wes	t of Avon Road, Cl	nelmsford	
Parish:	Writtle			Total	Score:	94	
Developable Site Area	68.34			Reaso	n for		
(ha):				discou	ınted areas:		
Potential Yield:	1072			Typol	ogy:	26	
Proposed Use:	Mixed	Use		Comn	nents on the size		e is potentially suitable
				of site	:	for all em	ployment use
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•	
Proximity to the Workplace	9	5	Site is within 2km wall	king dista	nce of an employm	ent allocatio	n
Public Transport		0	Site is in excess of 400	m walkir	ng distance from all s	services	
PROW and Cycling Connect	ivity	0	Site is not connected t	o either	an existing PROW o	r cycle netwo	ork
Vehicle Access		5	A route exists enabling	yehicle	access into/adjacen	t to the site	
Strategic Road Access		0	Site has no direct acce network, a safeguarde		-	trategic road	network, primary road
Designated Heritage Assets	;	5	Site does not contain a	any desig	nated heritage asse	ts	
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets		5	Site is not thought to		•		
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor		•	rding Area. S	Site is not within a
Defined Open Space		3	Site partially lies withi Park or 'Other' Green		a defined as Open Sp	oace, an exist	ting/proposed Country
Green Belt & Green Wedge	5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge	
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	•		rotected nat	ural features
Flood Risk Constraints		2	Up to 25% of the site a				
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts	3	Ground treatment is e			art of the site	2
Neighbouring Constraints		5	Site has no neighbour				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	vn Centr	e		
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or
Comments on Suitability		Road v	vith Lordship Lane. Othe	r Green S	Space. 0.591ha prote	ected under	th of junction of Roxwell
Availability Criteria:		170/1	990/024.SOPC000860, S	OF C0008	Availability R		Green
Land Ownership		5	Held by developer/wil	ling own	•	aung.	GICCII
Land Condition		5	Vacant land & building		ci, public sector		
Legal Constraints		5	Site does not face any	•	egal issues		
Planning Permission or		N/A	Site does not race ally	KIIUWIIII	egai issues		
Allocation		Sito o	rrently in use for other p	urnosss			
Comments on Availability		Site cu	rrently in use for other p	urposes			T.a.
Achievability Criteria:			T =		Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability	1						

SHELAA Reference:	CFS166		RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land Wes	st of Ha	inbury Road, Cheln	nsford				
Parish:	Chelmsfo	ord		Total	Score:	77		
Developable Site Area	4.07			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	0			Typol	ogy:	32+33+34	1	
Proposed Use:	Employm	nent		Comn	ents on the size	Size of sit	e is potentially suitable	
				of site	:	for all em	ployment use	
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	Areas N	I/A						
Impact on Retail Areas	N	I/A						
Proximity to the Workplace	e N	I/A						
Public Transport	5		Site is within 400m w	alking dis	tance of one or mor	e services		
PROW and Cycling Connec	tivity 0		Site is not connected	to either	an existing PROW or	r cycle netwo	ork	
Vehicle Access	5		A route exists enablin	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	0		Site has no direct access to nor is adjacent to the strategic road network, primare					
			network, a safeguard					
Designated Heritage Assets								
Non-Designated Heritage A								
Archaeological Assets								
Minerals & Waste Constrai	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals or Waste Consultation Area						aco an ovict	ing/proposed Country	
Defined Open Space	pen Space 5 Site does not lie within an area defined as Open Space, an existing/propo Park or 'Other' Green Space						ing/proposed country	
Green Belt & Green Wedge	. 0				r more) lies within t	he Metropol	itan Green Belt or Green	
	Wedge							
Land Classification	0		Site is predominantly Grade 2 or Grade 3	Greenfie	d and primarily with	nin the land	classification/s: Grade 1,	
Protected Natural Features	5		Site is in excess of 100 excess of 500m of any				tural features and in cted natural features	
Flood Risk Constraints	1	. :	25%-50% of the site a	rea is wit	hin Flood Zone 3			
Air Quality Management A	reas 5		Site is in excess of 500	Om from a	designated AQMA			
Ground Condition Constrai	nts 3	. (Ground treatment is e	expected	to be required on pa	art of the sit	е	
Neighbouring Constraints	N	I/A						
Proximity to Key Services	N	I/A						
Community Facilities	5		Development would r existing/proposed sch ecreation facility		•			
Comments on Suitability			to Urban Area. Adjac the site is via Hanbur			ate. In range	of bus stops. Vehicular	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership	5	. 1	Held by developer/wi	lling own	•			
Land Condition	3	. 1	ow intensity land use	es				
Legal Constraints	5		Site does not face any	known l	egal issues			
Planning Permission or	N	I/A						
Allocation								
Comments on Availability	Si	ite occu	pied by other uses.					
Achievability Criteria:					Achievability	Rating:	Green	
Viability	5	1	Development is likely	viable				
Timescale for Deliverability	5		Jp to 5 years					
Comments on Achievability	/							

SHELAA Reference:	CFS168	8	RAG Rating:	Yello	ow	2	7 Nov 2024		
Site Address:	Hills Ya	rd, Bea	ichs Drive, Chelmsford	d, CM1	2NJ				
Parish:	Chelms	ford		Total	Score:	101			
Developable Site Area	0.855			Reasc	n for	Sewage P	umping Station		
(ha):				disco	inted areas:	(0.035ha)			
Potential Yield:	55			Typol	ogy:	15			
Proposed Use:	Reside	ntial		Comn	nents on the size				
				of site	:				
Suitability Criteria:					Suitability Ra	iting:	Yellow		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation	•		
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centro						
Proximity to the Workplace							n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g venicle	access into/adjacen	τ το the site			
Strategic Road Access		N/A							
Designated Heritage Assets		5	Site does not contain a		<u> </u>				
Non-Designated Heritage A	ssets	5	Site does not contain a						
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest							
Minerals & Waste Constraints 5 Less than 5ha of a site Minerals or Waste Con					e is within a Minerals Safeguarding Area. Site is not within a				
Dofined Open Space	5	Site does not lie withir			are an evist	ing/proposed Country			
Defined Open Space		5	Park or 'Other' Green		defined as Open 5p	ace, an exist	ing/proposed country		
Green Belt & Green Wedge						Vedge			
Land Classification		5	Site is predominantly I				-		
Protected Natural Features		0	Site partially or wholly	compris	es of one or more p	rotected nat	ural features		
Flood Risk Constraints		0	Over 50% of the site a	rea is wi	thin Flood Zone 3				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrain		3	Ground treatment is e	xpected	to be required on pa	art of the site			
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on		
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability			Urban Area. In range of the east. This might be a				120 within 15 m of the		
Availability Criteria:					Availability R	lating:	Green		
Land Ownership		5	Held by developer/wil	ling own					
Land Condition		2	Established multiple u	ses					
Legal Constraints		5	Site does not face any	known I	egal issues				
Planning Permission or			116/FUL received, yet						
Allocation									
Comments on Availability		Site oc	cupied by other uses.						
Achievability Criteria:					Achievability	Rating:	Green		
		5	Development is likely	viahla					
Viability)	Development is likely	VIADIC					
Viability Timescale for Deliverability		5	Up to 5 years	VIADIC					

Site Address:										
	Land S	South East Of Southlands Cottages, Runwell Road, Runwell, Wickford, Essex								
Parish:	Retten	don		Total S	core:	98				
Developable Site Area	28.73			Reasor	n for	Electricity	line (0.01ha)			
(ha):				discou	nted areas:					
Potential Yield:	352			Typolo	gy:	27				
Proposed Use:	Mixed	Use		Comm	ents on the size	Size of site	e is potentially suitable			
				of site:		for all em	ployment use			
Suitability Criteria:					Suitability Ra	ting:	Red			
Proximity to Employment A	reas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation	•			
Impact on Retail Areas		5	Development does no	ot result in	the loss of establish	hed shops ar	nd services within			
·			Chelmsford City Centr	re, South V	Voodham Ferrers T	own Centre	or any designated			
			Neighbourhood Centr							
Proximity to the Workplace		5	Site is within 2km wal				n			
Public Transport		5	Site is within 400m wa							
PROW and Cycling Connecti	ivity	5	Site is within 100m wa				network			
/ehicle 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						work				
Designated Heritage Assets		5	Site does not contain							
Non-Designated Heritage A	ssets	5	Site does not contain							
Archaeological Assets		5	_	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrair	nts	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 Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge		0	The majority of the sit Wedge	te (90% or	more) lies within th	ne Metropoli	itan Green Belt or Green			
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield	d and primarily with	in the land c	lassification/s: Grade 1,			
Protected Natural Features		0	Site partially or wholly	y comprise	es of one or more p	rotected nat	ural features			
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone	1					
Air Quality Management Ar	eas	5	Site is in excess of 500	Om from a	designated AQMA					
Ground Condition Constrair	nts	3	Ground treatment is e	expected t	o be required on pa	art of the site	2			
Neighbouring Constraints		0	Site has neighbouring	constrain	ts with no potential	for mitigation	on			
Proximity to Key Services		0	Site is in excess of 2kn Centre/South Woodha	_		nore service	s and the City			
Community Facilities		3	Development would p			ot result in th	ne loss of on an			
			existing/proposed sch	nool/healtl	ncare facility/place	of worship/s	ports, leisure, or			
			recreation facility							
Comments on Suitability			e of DSB. In range of busted under TPO/2001/07							
Availability Criteria:	<u> </u>	р. сто			Availability R		Green			
Land Ownership		5	Held by developer/wil	lling owne	•					
Land Condition		5	Vacant land & building		, , ,					
Legal Constraints		5	Site does not face any		gal issues					
Planning Permission or		N/A	2.te does not face any		Da. 199409					
Allocation		IN/A								
Comments on Availability										
Achievability Criteria:					Achievability	Rating:	Green			
Viability		5	Development is likely	viable			3.00			
VIUDITLY										
Timescale for Deliverability		5	Up to 5 years							

SHELAA Reference:	CFS17	3	RAG Rating:	Amber		2	7 Nov 2024		
Site Address:	Land A	djacent	Danbury Mission Eva	angelical Ch	nurch, Maldon	Road <u>,</u> Danb	ury, Chelmsford, Essex		
Parish:	Danbu	ry		Total Sco	re:	95			
Developable Site Area	0.45			Reason fo	or				
(ha):				discounte	ed areas:				
Potential Yield:	15			Typology	:	30			
Proposed Use:	Reside	ntial - C	Older persons	Commen	ts on the size				
				of site:					
Suitability Criteria:				S	uitability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/prop	osed employme	nt allocation	•		
Impact on Retail Areas		5	Development does no	t result in th	e loss of establisl	hed shops ar	d services within		
			Chelmsford City Centr	re, South Wo	odham Ferrers T	own Centre	or any designated		
			Neighbourhood Centres						
Proximity to the Workplace	;	5	Site is within 2km wall				1		
Public Transport 5 Site is within 400m walking distance of one or more services									
PROW and Cycling Connect	ivity	0	Site is not connected t				rk		
Vehicle Access		5	A route exists enabling	g vehicle acc	ess into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets	i	0	Site contains one or m						
Non-Designated Heritage Assets 5 Site does not contain any non-designate									
Archaeological Assets		5	Site is not thought to	contain any a	assets of archaed	ological intere	est		
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Minerals or Waste Consultation Area									
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed C					ing/proposed Country				
Green Belt & Green Wedge		Park or 'Other' Green Space 5 Site does not lie within the Metropolitan Green Belt or Green Wedge					/edge		
Land Classification		5							
Protected Natural Features		0	Site partially or wholly		•	rotoctod nati	ural foatures		
Flood Risk Constraints		5	Site is wholly within Fl		one or more pr	otected flatt	urai reatures		
	.026	5	Site is in excess of 500		AMOA batennia				
Air Quality Management Ar Ground Condition Constrain		3	Ground treatment is e			ort of the cite	1		
	11.5	0	Site has neighbouring		<u> </u>				
Neighbouring Constraints		5	Site is within 800m wa		*				
Proximity to Key Services		5	Woodham Ferrers Tov	•	ce of all services	and/or the C	ity centre/30dtii		
Community Facilities		0	Development would re		oss of an existing	/proposed s	chool/healthcare		
•			facility/place of worsh						
Comments on Suitability			DSB. In range of bus sto	•			•		
			•				hin 100m of Bell Meadow		
Availability Critoria		(LUVV3)	and Hitchcocks Meado				Croon		
Availability Criteria:		_	Hold by developer feet		vailability R	aung:	Green		
Land Ownership		5	Held by developer/wil Established single use		Juniic sector				
Land Condition		4							
Legal Constraints		3	Site may possibly face	e iegai issues					
Planning Permission or		N/A							
Allocation		NAc -P	ol Combine on 1910 Decision		niele of	and the last	Cite and the sale		
Comments on Availability		Medica users.	al Centre on sitePossible	ransom stri	p. Kignt of way o	ver the land.	Site occupied by other		
Achievability Criteria:				Δ	chievability	Rating:	Green		
Viability		5	Development is likely						
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		J							
Comments on Acmevability									

Site Address: Parish: Developable Site Area (ha): Potential Yield:	Danbu	Vest Of	Byfield House, Stock	D I C			
Developable Site Area (ha):			<u> </u>	<u>koad, S</u>	tock, Ingatestone,	Essex	
(ha):		ıry		Total	Score:	106	
` '	1.68			Reasc	n for		
Potential Yield:				discou	unted areas:		
	38			Typol	ogy:	3	
Proposed Use:	Reside	ential		Comn	nents on the size		
				of site	2:		
Suitability Criteria:					Suitability Ra	ting:	Red
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•	
Proximity to the Workplace	!	5	Site is within 2km wall	king dista	ance of an employm	ent allocation	n
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a	any desi	gnated heritage asse	ts	
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets			Site is not thought to o	contain a	ny assets of archaed	ological inter	est
Minerals & Waste Constrain	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space 5			Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	compris	ses of one or more p	rotected nat	ural features
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1		
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	2
Neighbouring Constraints		5	Site has no neighbouri				
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov			and/or the C	ity Centre/South
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		TPO/2	e of DSB. In range of bus 015/003 adjacent site bo DPC000205.				Crondon Park Lane. ees.Category 4 site to the
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling own	·		
Land Condition		5	Vacant land & building		•		
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or Allocation		N/A	·		<u> </u>		
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable	. ioinic valuity		3.00
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		J	5p to 5 years				

SHELAA Reference:	CFS175	RAG Rating:	Red		2	7 Nov 2024			
Site Address:	_	nge And Golf Academy,	Crondon F	ark Golf Club, St	ock Road, S	Stock, Ingatestone,			
	Essex, CM	4 9DP							
Parish:	Stock		Total So	core:	88				
Developable Site Area	5.81		Reason	for					
(ha):			discour	ited areas:					
Potential Yield:	100		Typolog	gy:	2				
Proposed Use:	Residentia	al	Comme	ents on the size					
			of site:						
Suitability Criteria:				Suitability Ra		Red			
Proximity to Employment A		Site is outside of any							
Impact on Retail Areas	5	Development does n Chelmsford City Cen Neighbourhood Cent	tre, South V		•				
Proximity to the Workplace	2 5	Site is within 2km wa		ice of an employm	ent allocation	n			
Public Transport	0		te is in excess of 400m walking distance from all services						
PROW and Cycling Connect			ot connected to either an existing PROW or cycle network						
Vehicle Access	5		route exists enabling vehicle access into/adjacent to the site						
Strategic Road Access	N,								
Designated Heritage Assets		Site does not contain	n any design	ated heritage asse	ts				
Non-Designated Heritage A		Site does not contain	in any non-designated heritage assets						
Archaeological Assets	5	Site is not thought to	y assets of archaed	ological inter	est				
Minerals & Waste Constrai		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not Minerals or Waste Consultation Area							
Defined Open Space	0	The majority of the s existing/proposed Co				ed as Open Space, an			
Green Belt & Green Wedge		Wedge				itan Green Belt or Greei			
Land Classification	0	Grade 2 or Grade 3				classification/s: Grade 1,			
Protected Natural Features			ny internatio	nal/national desig		tural features and in cted natural features			
Flood Risk Constraints	5	Site is wholly within							
Air Quality Management A Ground Condition Constrai		Site is in excess of 50							
		Ground treatment is							
Neighbouring Constraints	5	Site has no neighbou Site is in excess of 2k			more convice	s and the City			
Proximity to Key Services	0	Centre/South Wood			IIIOIE SEIVICE	s and the City			
Community Facilities	0	Development would			g/proposed s	chool/healthcare			
		facility/place of wors							
Comments on Suitability	Ot	itside of DSB. Vehicle Acces	ss via Crond	on Park Lane. Outd	loor Sports (I	Private).			
Availability Criteria:				Availability R	Rating:	Green			
Land Ownership	5	Held by developer/w	villing owne	r/public sector	·				
Land Condition	3	Low intensity land us							
Legal Constraints	5	Site does not face an	ny known leg	gal issues					
Planning Permission or Allocation	N,	<u></u>							
Comments on Availability	Sit	e occupied by other uses.							
Achievability Criteria:				Achievability	Rating:	Green			
Viability	5	Development is likely	y viable						
Timescale for Deliverability		Up to 5 years							
Comments on Achievability		•							

SHELAA Reference:	CFS176	5	RAG Rating:	Red		2	7 Nov 2024
Site Address:	Crondo	n Park	Golf Club Barn, Stock	Road,	Stock, Ingatestone	, Essex	
Parish:	Stock			Total	Score:	76	
Developable Site Area	3.88			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	0			Typol	ogy:	N/A	
Proposed Use:	Commu	ınity Fa	acility	Comr	ments on the size		
				of site	e:		
Suitability Criteria:					Suitability Ra	ting:	Red
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•	
Proximity to the Workplace	و	N/A					
Public Transport		0	Site is in excess of 400	m walki	ng distance from all s	services	
PROW and Cycling Connect	tivity	0	Site is not connected t	o either	an existing PROW or	r cycle netwo	rk
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	5	0	Site contains one or m	ore des	ignated heritage asse	ets	
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	-designated heritage	assets	
Archaeological Assets		5	Site is not thought to	contain	any assets of archaed	ological intere	est
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	nsultatio	on Area	J	
Defined Open Space		0	The majority of the sit existing/proposed Cou				ed as Open Space, an
Green Belt & Green Wedge	reen Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Br					tan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	eld and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features	3	5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1		
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts	5	Ground treatment is n	ot expe	cted to be required		
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A					
Community Facilities		5	Development would n existing/proposed sch recreation facility				
Comments on Suitability			e of DSB. Vehicle Access (Private).	via Cror	ndon Park Lane. Grad	le 2 listed bui	lding within site. Outdoor
Availability Criteria:		Sports	1vate).		Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling owr			2.00
Land Condition		3	Low intensity land use		, pas sector		
Legal Constraints		5	Site does not face any		legal issues		
Planning Permission or		N/A	Site does not race any	KIIOWII	ichai issues		
Allocation							
Comments on Availability		Site oc	cupied by other uses.				
Achievability Criteria:					Achievability	Rating:	Yellow
Viability		3	Development is margi	nal	•		
Timescale for Deliverability	,	5	Up to 5 years				
Comments on Achievability		No evi	dence of viability provide	ed			

SHELAA Reference:	CFS177		RAG Rating:	Red		2	7 Nov 2024		
Site Address:	Land Sout	th And	North West Of Lyn	fords Dr	ive, Runwell, Wicl	kford, Essex			
Parish:	Runwell		-	Total 9	Score:	90			
Developable Site Area	1.702			Reaso	n for	Gas pipe a	and Buffer (0.098ha)		
(ha):				discou	nted areas:	, ,			
Potential Yield:	38			Typolo	ogy:	3			
Proposed Use:	Residenti	ial		Comm	ents on the size				
				of site					
Suitability Criteria:					Suitability Ra	nting:	Red		
Proximity to Employment A	reas 5		Site is outside of any e	existing/p	roposed employme	nt allocation	•		
Impact on Retail Areas	5		Development does no	t result ir	the loss of establis	hed shops ar	nd services within		
			Chelmsford City Centr	-	Woodham Ferrers T	own Centre	or any designated		
	_		Neighbourhood Centr						
Proximity to the Workplace			Site is within 2km wal				1		
Public Transport	0		Site is in excess of 400						
PROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network						ork			
Vehicle Access									
Strategic Road Access		I/A							
Designated Heritage Assets			Site does not contain						
Non-Designated Heritage A			Site does not contain						
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts 5		Less than 5ha of a site Minerals or Waste Co		_	rding Area. S	ite is not within a		
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space					ing/proposed Country			
Green Belt & Green Wedge	Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Bel Wedge					tan Green Belt or Green			
Land Classification	0		Site is predominantly Grade 2 or Grade 3	Greenfiel	d and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features	0		Site partially or wholly	y compris	es of one or more p	rotected nat	ural features		
Flood Risk Constraints	5		Site is wholly within F	lood Zone	1				
Air Quality Management Ar	eas 5		Site is in excess of 500	m from a	designated AQMA				
Ground Condition Constrain	nts 3		Ground treatment is e	expected	to be required on pa	art of the site	?		
Neighbouring Constraints	5		Site has no neighbour	ing const	raints				
Proximity to Key Services	0		Site is in excess of 2kn Centre/South Woodh	_		more service	s and the City		
Community Facilities	3		Development would p			ot result in th	e loss of on an		
			existing/proposed sch	ool/healt	hcare facility/place	of worship/s	ports, leisure, or		
			recreation facility						
Comments on Suitability			of DSB. Two trees prot reteran trees.SOPC000	-	TPO/2006/072 with	nin 15m of th	e northern site boundary,		
Availability Criteria:		•			Availability R	Rating:	Green		
Land Ownership	5		Held by developer/wil	lling own			1		
Land Condition	4		Established single use						
Legal Constraints	5		Site does not face any		egal issues				
Planning Permission or		I/A	·						
Allocation		•							
Comments on Availability	Si	ite occu	pied by other uses.						
Achievability Criteria:					Achievability	Rating:	Green		
Viability	5		Development is likely	viable			1		
			Up to 5 years						
Timescale for Deliverability	5	1	op to 5 years						

SHELAA Reference:	CFS17	8	RAG Rating:	Aml	per	2	7 Nov 2024	
Site Address:	Greena	acres, D	omsey Lane, Little W	altham,	Chelmsford, Esse	x, CM3 3PS		
Parish:	Little V	Valthan	n	Total	Score:	96		
Developable Site Area	2.48			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	49			Typol	ogy:	3		
Proposed Use:	Reside	ntial		Comr	nents on the size			
				of site	e:			
Suitability Criteria:					Suitability Ra	ating:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/	•			
Impact on Retail Areas		5	Development does no				d services within	
			Chelmsford City Centr	e, South	Woodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centr					
Proximity to the Workplace	9	5	Site is within 2km wall				1	
Public Transport		0	Site is in excess of 400	m walki	ng distance from all	services		
PROW and Cycling Connect	ivity	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 a	any desi	gnated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain a	any assets of archaed	ological intere	est		
Minerals & Waste Constrain	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste						
Consultation Area where safegua					•	•		
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 Co					•			
Defined Open Space		5	Park or 'Other' Green		a defined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	1	5	Site does not lie within	•	etropolitan Green Be	lt or Green W	/edge	
Land Classification	•	0			<u>.</u>		lassification/s: Grade 1,	
Lana Classification		Ü	Grade 2 or Grade 3	0.000	a pa,			
Protected Natural Features	;	5	Site is in excess of 100	m of an	y locally designated p	protected nat	cural features and in	
			excess of 500m of any		_	nated protec	ted natural features	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar		5	Site is in excess of 500					
Ground Condition Constrain	nts	5	Ground treatment is n		•			
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		0	Site is in excess of 2km		_	more service:	s and the City	
Canana unita : Facilities		3	Centre/South Woodha Development would p			at recult in th	a loss of on an	
Community Facilities		3	existing/proposed sch					
			recreation facility	ooi, nea	tiricare racinty, place	or worship, s	ports, leisure, or	
Comments on Suitability		Within	Urban Area.					
Availability Criteria:					Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owr	•			
Land Condition		3	Low intensity land use		- /			
Legal Constraints		5	Site does not face any		legal issues			
Planning Permission or			section already alloca			ming nart o	f SGS6 See	
Allocation			001/MAS		ane Local Flatt, 101	iiiiig pai t U	1 3030. 300	
Comments on Availability			rrently in use for other p	urpose.				
			,		Achievability	Pating	Green	
Achievability Criteria:		Е	Development is likely	viable	Acinevability	naung:	Green	
Viability		5		viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS179		RAG Rating:	Red		2	7 Nov 2024
Site Address:	Land Soi	uth Of	f Hunters Moon, Whit	es Hill,	Stock, Ingatestone	e, Essex	
Parish:	Stock			Total	Score:	106	
Developable Site Area	0.3			Reasc	n for		
(ha):				disco	unted areas:		
Potential Yield:	9			Typol	ogy:	17	
Proposed Use:	Resident	tial		Comn	nents on the size		
·				of site	::		
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	reas !	5	Site is outside of any e	existing/p	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	d services within
·			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated
Donation to the Alexander Lands			Neighbourhood Centr		and of an ampleum	ont allocation	
Proximity to the Workplace		5	Site is within 2km wall				1
Public Transport		<u> </u>	Site is in excess of 400				
PROW and Cycling Connect	-7	5	Site is within 100m wa				IELWUIK
Vehicle Access		5	A route exists enabling	g venicie	access into/adjacen	t to the site	
Strategic Road Access		N/A	Cita is adisasset to acc		daa:aaakad baa:kaa		
Designated Heritage Assets		3	Site is adjacent to one				
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest						- 24	
Archaeological Assets			_		•		
Minerals & Waste Constrain	nts !	5	Less than 5ha of a site Minerals or Waste Co		•	rding Area. S	ite is not within a
Defined Open Space	Ţ	5 Site does not lie within an area defined as Open Space, an existing/proposed Co					
	Park or 'Other' Green Space						
Green Belt & Green Wedge	(O The majority of the site (90% or more) lies within the Metropolitan Green Belt Wedge					tan Green Belt or Green
Land Classification	()	Site is predominantly	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features		5	Grade 2 or Grade 3 Site is in excess of 100	m of any	/ locally designated r	orotected nat	tural features and in
Trotected Natural Federales	,		excess of 500m of any				
Flood Risk Constraints	Ţ	5	Site is wholly within Fl	lood Zon	e 1		
Air Quality Management Ar	eas !	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts !	5	Ground treatment is r	ot expe	ted to be required		
Neighbouring Constraints	Ţ	5	Site has no neighbour	ing const	raints		
Proximity to Key Services	3	3	Site is within 2km wal	king dista	ance of all services a	nd/or the Cit	y Centre/South
			Woodham Ferrers Tov				
Community Facilities	į	5	Development would n		•		
			existing/proposed sch recreation facility	ooi/neai	tncare facility/place	or worsnip/s	ports, leisure, or
Comments on Suitability	(Outside	e of DSB. Access off of M	1adles La	ne. Adjacent to Grad	de 2 listed bu	ilding.
Availability Criteria:					Availability F	Rating:	Green
Land Ownership		5	Held by developer/wil	ling own	•		
Land Condition		5	Vacant land & building		, pas 500001		
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or		N/A	1 - 11 11 11 11 11 11 11 11 11 11 11 11		-0		
Allocation	'	177					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				

SHELAA Reference:	CFS180		RAG Rating:	Red		2	7 Nov 2024
Site Address:	Land Adj	acent	to Newells, Slades La	ne, Gal	leywood, Chelmsf	ord, Essex	
Parish:	Galleywo	od		Total :	Score:	103	
Developable Site Area	0.36			Reaso	n for		
(ha):				discou	inted areas:		
Potential Yield:	11			Typolo	ogy:	17	
Proposed Use:	Resident	ial		Comm	ents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	ting:	Red
Proximity to Employment A	reas 5	,	Site is outside of any e	xisting/p	roposed employme	nt allocation	
Impact on Retail Areas	5	,	Development does no Chelmsford City Centre Neighbourhood Centre	e, South		•	
Proximity to the Workplace	5	,	Site is within 2km walk	king dista	ince of an employm	ent allocatio	n
Public Transport	5	,	Site is within 400m wa	lking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity 0)	Site is not connected t	o either	an existing PROW or	r cycle netwo	ork
Vehicle Access	A route exists enabling vehicle access into/adjacent to the site						
Strategic Road Access	N	I/A					
Designated Heritage Assets	5	,	Site does not contain a	any desig	nated heritage asse	ts	
Non-Designated Heritage A	ssets 5	,	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets 5			Site is not thought to o	contain a	ny assets of archaed	ological inter	est
Minerals & Waste Constrain	,	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space 5			Site does not lie withir Park or 'Other' Green !		defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge 0 The majority of Wedge				e (90% o	r more) lies within t	he Metropol	itan Green Belt or Green
Land Classification	0)	Site is predominantly of Grade 2 or Grade 3	Greenfie	d and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features	0)	Site partially or wholly	compris	es of one or more p	rotected nat	ural features
Flood Risk Constraints	5	,	Site is wholly within Fl	ood Zone	e 1		
Air Quality Management Ar	eas 5	,	Site is in excess of 500	m from a	a designated AQMA		
Ground Condition Constrain	nts 5	,	Ground treatment is n	ot expec	ted to be required		
Neighbouring Constraints	5	,	Site has no neighbouri	ng const	raints		
Proximity to Key Services	3	}	Site is within 2km walk Woodham Ferrers Tov			nd/or the Cit	ty Centre/South
Community Facilities	5		Development would n existing/proposed scherecreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or
Comments on Suitability	lo		e of DSB. In range of bus within 15m of the north	-		-	= = = = = = = = = = = = = = = = = = = =
Availability Criteria:	•				Availability R	Rating:	Green
Land Ownership	5	5	Held by developer/wil	ling own			
Land Condition	5		Vacant land & building	ţs.			
Legal Constraints	5		Site does not face any		egal issues		
Planning Permission or Allocation			205/OUT received, ye				
Comments on Availability							
Achievability Criteria:	1				Achievability	Rating:	Green
•	5	,	Development is likely	viable	. ioinic valonity		3.00
Viability							
Viability Timescale for Deliverability			Up to 5 years				

SHELAA Reference:	CFS181	RAG Rating:	Yellow	2	7 Nov 2024				
Site Address:	Land North	and South of Brick Barr	ns Farm						
Parish:	Broomfield		Total Score:	92					
Developable Site Area	156.508		Reason for	Gas pipe	and Buffer (0.292ha)				
(ha):			discounted areas:	, ,					
Potential Yield:	2191		Typology: 23						
Proposed Use:	Mixed Use		Comments on the size	7107					
			of site: for all employment use						
Suitability Criteria:			Suitability Ra	ating:	Yellow				
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme						
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•					
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocatio	n				
Public Transport	5	Site is within 400m w	alking distance of one or mor	re services					
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network				
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacer	nt to the site					
Strategic Road Access 2 Site has direct access to or is adjacent to a safeguar					oad or B-road				
Designated Heritage Assets	0	Site contains one or n	nore designated heritage ass	ets					
Non-Designated Heritage A	ssets 3	Site is adjacent to one	e or more non-designated he	ritage assets					
Archaeological Assets	0	Site is thought to con	tain one or more assets of ar	chaeological	interest				
Minerals & Waste Constrai		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 withi Park or 'Other' Green	in an area defined as Open Sp Space	oace, an exist	ting/proposed Country				
Green Belt & Green Wedge	5		in the Metropolitan Green Be	lt or Green V	Vedge				
Land Classification	0		Greenfield and primarily with						
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	rotected nat	ural features				
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1						
Air Quality Management A	reas 5	Site is in excess of 500	Om from a designated AQMA						
Ground Condition Constrai	nts 3	Ground treatment is	expected to be required on p	art of the sit	е				
Neighbouring Constraints	5	Site has no neighbour	ring constraints						
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	lking distance of all services a wn Centre	ind/or the Ci	ty Centre/South				
Community Facilities	3		out additional strain on but n nool/healthcare facility/place						
Comments on Suitability	con	servation area. Adjacent to	us stops. Grade 2 listed build o buildings of local value. 1.06 Marys Church (LoWS). Ancier	3ha protect					
Availability Criteria:	1.10	,,	Availability F		Yellow				
Land Ownership	3	Promoter has an option	on to purchase site or collabo						
Land Condition	5	Vacant land & buildin			U				
Legal Constraints	3	Site may possibly face	-						
Planning Permission or			the Local Plan forming par	t of SGS8					
Allocation		,	0,		a Na ovidance of				
Comments on Availability			ers have not ben involved wit mission. Site not within prom						
Achievability Criteria:			Achievability	/ Rating:	Green				
Viability	5	Development is likely	viable						
Timescale for Deliverability		Up to 5 years							
	,								

SHELAA Reference:	CFS182	RAG Rating:	Yellow	2	27 Nov 2024			
Site Address:	Land North	and South of Brick Barı	ns Farm, Mashbury Road,	Chignal St J	ames, Chelmsford,			
	Essex							
Parish:	Chelmsford		Total Score:	100				
Developable Site Area	81.49		Reason for	on for				
(ha):			discounted areas:	d areas:				
Potential Yield:	1278		Typology:	26				
Proposed Use:	Mixed Use		Comments on the size	Size of site is potentially suitable				
			of site:		ployment use			
Suitability Criteria:			Suitability Ra	ating:	Yellow			
Proximity to Employment	Areas 5	Site is outside of any	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	-				
Proximity to the Workplac	e 5	Site is within 2km wa	lking distance of an employm	ent allocatio	n			
Public Transport	5	Site is within 400m w	ralking distance of one or mor	re services				
PROW and Cycling Connec	tivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network			
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacer	nt to the site				
Strategic Road Access	0		ess to nor is adjacent to the s ed trunk road or a B-road	trategic road	d network, primary road			
Designated Heritage Asset	s 3		e or more designated heritag	e assets				
Non-Designated Heritage		Site is adjacent to one	e or more non-designated he	ritage assets				
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constra	ints 2	Site is wholly or parti	ally within an identified Mine	rals Safegua	rding Area and requires			
			be undertaken in the form o					
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open Sp Space	oace, an exist	ting/proposed Country			
Green Belt & Green Wedge	e 5	Site does not lie with	in the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land	classification/s: Grade 1,			
Protected Natural Feature	s 0	Site partially or wholl	y comprises of one or more p	rotected nat	tural features			
Flood Risk Constraints	2	Up to 25% of the site	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management A	reas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constra	ints 3	Ground treatment is	expected to be required on p	art of the sit	e			
Neighbouring Constraints	5	Site has no neighbour	ring constraints					
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To	alking distance of all services wn Centre	and/or the (City Centre/South			
Community Facilities	3	•	put additional strain on but n nool/healthcare facility/place					
Comments on Suitability	buil	dings of local value. 19 tre	nge of bus stops. Adjacent to es on/within boundary prote	cted under T				
Availability Criteria:	Site	5. 30FC000367, 30FC0005	Availability F		Green			
Land Ownership	5	Held by developer/w	illing owner/public sector					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face any	<u> </u>					
Planning Permission or Allocation	N/A							
Comments on Availability	Enti	re site not within promote	ers control.					
Achievability Criteria		The state of the s	Achievability	/ Rating:	Yellow			
Viability	5	Development is likely						
Timescale for Deliverability		Over 5 years						
Comments on Achievabilit								

Broomfield, Chelmsford, Essex Parish: Developable Site Area [ha]: Developable Site Area [ha]: Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas S Stee is outside of any existing/proposed employment allocation Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Stee is in excess of 260m walking distance of an employment allocation Public Transport O Stee is in excess of 400m walking distance from all services PROW and Cycling Connectivity S Site is within 100m walking distance of an employment allocation Public Transport O Stee is in excess of 400m walking distance from all services NAN Designated Heritage Assets NAN Designated Heritage Assets S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access NAN Designated Heritage Assets S Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Site is mot thought to contain any assets of archaeological interest Minerals & Waste Constraints S Site does not lie within an identified Minerals Safeguarding Area and requires Further assessment in the form of a Minerals Resource Assessment Defined Open Space S Site does not lie within an identified Minerals Safeguarding Area and requires Further assessment in the form of a Minerals Resource Assessment Defined Open Space, an existing/proposed Country Park or Other Creen Space Site does not lie within an identified and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Pro	SHELAA Reference:	CFS18	3	RAG Rating:	Amb	er	2	27 Nov 2024		
Parish:: Broomfield Total Score: 101 Developable Site Area (hs): 14.33 Reason for discounted areas:	Site Address:	Land N	lorth of	Newlands Spring and	South V	Vest of Broomfiel	d Village, C	hignall and		
Developable Site Area (ha): Potential Yield: 246 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Site is outside of any existing/proposed employment allocation of site: Suitability Criteria: Site is outside of any existing/proposed employment allocation (helmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation (helmsford 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 from all services Proximity to the Workplace 0 Site is in excess of 42km walking distance from all services Proximity to the Workplace 0 Site is in excess of 42km walking distance from all services Proximity to the Workplace 0 Site is in excess of 42km walking distance from all services Proximity to the Workplace 1 Site is in excess of 42km walking distance from all services Proximity to the Workplace 1 Site is in excess of 42km walking distance from all services Proximity to the Workplace 1 Site is in excess of 42km walking distance from all services Proximity to the Workplace 1 Site is in excess of 42km walking distance from all services Proximity to the Workplace 2 Site is within 100m walking distance of an employment allocation Proximity to the Workplace 2 Site is within 100m walking distance for an employment allocation Proximity to developed 2 Site is within 2 walking distance from all services Minerals Read Access N/A Non-Designated Heritage Assets 3 Site is adjacent to one or more non-designated heritage assets Non-Designated Heritage Assets 3 Site is adjacent to one or more non-designated heritage assets Minerals Read Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Site is with not use to contain any assets of archaeological interest Minerals & Green Wedge 1 Site is within 2 wal		Broom	nfield, C	helmsford, Essex						
Protential Vield:	Parish:	Broom	nfield		Total S	core:	101			
Protential Yield: Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas So Site is outside of any existing/proposed employment allocation Impact on Retail Areas So Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrer's Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Public Transport O Site is in excess of 2km walking distance from all services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access So A route exists enabling vehicle access into/adjacent to the site Strategic Road Access NA/A Designated Heritage Assets 3 Site is adjacent to one or more non-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 within 100m valve within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site is in excess of 100m of any locally designated protected natural features of a site is a second of any international/national designated protected natural features of a site is in excess of 100m of any locally designated protected natural features of a site is within any of any international/national designated protected natural features Flood Risk	Developable Site Area	14.33								
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber	(ha):				discounted areas:					
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Potential Yield:	246			Typolo	gy:	1			
Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential							
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Impact on Retail Areas Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:					Suitability Ra	ting:	Amber		
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Neighbouring Constraints 5 Site has no neighbouring constraints	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA						
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 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		nts	_			•				
Woodham Ferrers Town Centre	Neighbouring Constraints									
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to Urban Area. Vehicle access via Hollow Lane. Adjacent to Grade 2 listed building. Adjacent to buildings of local value. Availability Criteria: Land Ownership 5 Held by developer/willing 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 Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		5	Woodham Ferrers Tov	wn Centre	!				
Adjacent to buildings of local value. Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints S Flanning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: S Development is likely viable	Community Facilities		3	existing/proposed sch						
Land Ownership 5 Held by developer/willing 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 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 Suitability					ria Hollow Lane. Adj	acent to Gra	de 2 listed building.		
Land Ownership 5 Held by developer/willing 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 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	Availability Criteria:					Availability R	ating:	Green		
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation 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	•		5	Held by developer/wil	lling owne			1		
Legal Constraints Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Site does not face any known legal issues A/A Achievability Achievability Rating: Green Up to 5 years	Land Condition									
Planning Permission or Allocation Comments on Availability Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			5	Site does not face any	known le	gal issues				
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or		N/A	•						
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			Entire	site not within promote	rs control.					
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:						Rating:	Green		
Timescale for Deliverability 5 Up to 5 years	<u>-</u>		5	Development is likely	viable			1		
				·						
our and our terration	Comments on Achievability									

SHELAA Reference:	CFS187	RAG Rating:	Red		27 Nov 2024			
Site Address:	Land North	South East and West o	f Pontlands Park Hotel, W	est Hannin	ngfield Road, Great			
	Baddow, (Chelmsford						
Parish:	Great Bado	low	Total Score:	89				
Developable Site Area	29.365		Reason for	Gas pipe	e and Buffer (1.275ha)			
(ha):			discounted areas:					
Potential Yield:	360		Typology:	27				
Proposed Use:	Mixed Use		Comments on the size		ite is potentially suitable			
			of site:	for all er	mployment use			
Suitability Criteria:			Suitability R	ating:	Red			
Proximity to Employment A	Areas 3	Site is adjacent to an	existing/proposed employm	ent allocatio	on			
Impact on Retail Areas	5	•	ot result in the loss of establi re, South Woodham Ferrers res	•				
Proximity to the Workplace	e 5	Site is within 2km wa	lking distance of an employn	nent allocati	on			
Public Transport	5	Site is within 400m w	alking distance of one or mo	re services				
PROW and Cycling Connect	tivity 5	Site is within 100m w	alking distance to either a PF	ROW or cycle	e network			
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjace	nt to the site	9			
Strategic Road Access	5	Site has direct access	to or is adjacent to the strat	egic road ne	etwork			
Designated Heritage Assets	3	Site is adjacent to one	e or more designated heritag	ge assets				
Non-Designated Heritage A	Assets 3	Site is adjacent to one	e or more non-designated he	ritage asset	S			
Archaeological Assets	3	Site is thought to be a	adjacent to one or more asse	ts of archae	ological interest			
Minerals & Waste Constrai	nts 2	, ,	ally within an identified Mine be undertaken in the form	U				
Defined Open Space	3		in an area defined as Open S					
Green Belt & Green Wedge	0		ite (90% or more) lies within	the Metropo	olitan Green Belt or Green			
Land Classification	0		Greenfield and primarily wit	hin the land	classification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	protected na	atural features			
Flood Risk Constraints	2	Up to 25% of the site	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management A	reas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts 5	Ground treatment is not expected to be required						
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	al for mitiga	tion			
Proximity to Key Services	3	Site is within 2km wa Woodham Ferrers To	lking distance of all services a own Centre	and/or the C	City Centre/South			
Community Facilities	3	existing/proposed scl recreation facility	put additional strain on but r hool/healthcare facility/place	e of worship,	/sports, leisure, or			
Comments on Suitability	A1:	114 roundabout or West Ha	ormer BAE Systems site. In ra anningfield Road. Adjacent to al Green Space (Limited Acce	Local Listed	d building. Adjacent to			
Availability Criteria:	301	go or room value, ratur	Availability		Green			
Land Ownership	5	Held by developer/w	illing owner/public sector					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face an						
Planning Permission or	N/A		, -0					
Allocation	14/	•						
Comments on Availability								
Achievability Criteria:			Achievabilit	y Rating:	Yellow			
Viability	5	Development is likely	viable					
Timescale for Deliverability		Over 5 years						
Comments on Achievability								

SHELAA Reference:	CFS188		RAG Rating:	Gree	en	2	7 Nov 2024	
Site Address:	Danecro	ft, Wo	odhill Road, Danbury	, Chelm	sford, Essex, CM3	3 4DY		
Parish:	Danbury	,		Total	Score:	109		
Developable Site Area	0.98			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	22			Typol	ogy:	4		
Proposed Use:	Resident	tial		Comn	nents on the size			
				of site:				
Suitability Criteria:					Suitability Ra	ating:	Green	
Proximity to Employment A	Areas 5	5	Site is outside of any e	existing/p	•			
Impact on Retail Areas	5	5	Development does no	t result i	n the loss of establis	hed shops an	d services within	
			Chelmsford City Centre Neighbourhood Centre		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	9 5	5	Site is within 2km wall	king dista	nce of an employm	ent allocation	1	
Public Transport	5	5	Site is within 400m wa	alking dis	tance of one or mor	e services		
PROW and Cycling Connect	tivity)	Site is not connected t	o either	an existing PROW o	r cycle netwo	rk	
Vehicle Access	5	5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	1	N/A						
Designated Heritage Assets	3	3	Site is adjacent to one	or more	designated heritage	e assets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets	5	5	Site is not thought to o	contain a	ny assets of archaed	ological intere	est	
Minerals & Waste Constrai	nts 5	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5	5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	. 5	5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	/edge	
Land Classification	sification 3				ld and primarily with 5, non-agricultural	-		
Protected Natural Features	3	3	Site does not comprise designated protected				within 100m of a locally national/national	
			designated protected					
Flood Risk Constraints	5		Site is wholly within Flood Zone 1					
Air Quality Management A			Site is in excess of 500					
Ground Condition Constrain			Ground treatment is n	•				
Neighbouring Constraints	5		Site has no neighbouri					
Proximity to Key Services	3	3	Site is within 2km wall			nd/or the Cit	y Centre/South	
Community Facilities		,	Woodham Ferrers Tov Development would p			ot rocult in th	a loss of an an	
Community Facilities	3	5	existing/proposed sch recreation facility					
Comments on Suitability	<i>A</i>	Adjacer	nt to DSB. In range of bu	ıs stops.	Adjacent to a conse	rvation area.	Adjacent to Grade II	
<u> </u>	li	isted b	uildings.Within 500m of	f Danbur	y Common (SSSI).			
Availability Criteria:					Availability F	Rating:	Green	
Land Ownership	5	5	Held by developer/wil	ling own	er/public sector			
Land Condition	4	1	Established single use					
Legal Constraints	5	5	Site does not face any	known l	egal issues			
Planning Permission or Allocation	ı	N/A						
Comments on Availability	S	Site occ	upied by other uses.					
						Dating	Cuan	
					Achievahility	Natitiv	Green	
Achievability Criteria:		;	Development is likely	viable	Achievability	nauiig.	Green	
Achievability Criteria: Viability Timescale for Deliverability	5		Development is likely Up to 5 years	viable	Achievability	rating.	Green	

SHELAA Reference:	CFS189		RAG Rating:	Gree	en	2	7 Nov 2024	
Site Address:	Land Nor	th W	est of Montpelier Villa	a, Main	Road, Little Walth	am, Chelm	sford, Essex	
Parish:	Little Wa	lthan	า	Total	Score:	113		
Developable Site Area	0.39			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	12			Typol	ogy:	17		
Proposed Use:	Resident	ial		Comr	nents on the size			
				of site	e:			
Suitability Criteria:				Suitability Rating: Green				
Proximity to Employment A			Site is outside of any e					
Impact on Retail Areas	5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace	5	,	Site is within 2km walk	king dist	ance of an employme	ent allocation	า	
Public Transport	5	,	Site is within 400m wa					
PROW and Cycling Connect			Site is not connected t				ork	
Vehicle Access	5	,	A route exists enabling	yehicle	access into/adjacen	t to the site		
Strategic Road Access		I/A						
Designated Heritage Assets	5	,	Site does not contain a	any desi	gnated heritage asset	ts		
Non-Designated Heritage A	ssets 5	,	Site does not contain a					
Archaeological Assets	5	,	Site is not thought to o	contain a	any assets of archaed	logical intere	est	
Minerals & Waste Constrain	nts 5		Less than 5ha of a site Minerals or Waste Cor		•	rding Area. S	ite is not within a	
Defined Open Space	5		Site does not lie within Park or 'Other' Green S		a defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	/edge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge				/edge			
Land Classification	0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3					lassification/s: Grade 1,		
Protected Natural Features	5		Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints	5		Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	eas 5)	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts 5		Ground treatment is n	ot expe	cted to be required			
Neighbouring Constraints	5	,	Site has no neighbouri					
Proximity to Key Services	3	1	Site is within 2km walk Woodham Ferrers Tov	_		nd/or the Cit	y Centre/South	
Community Facilities	5		Development would n existing/proposed sche recreation facility		•			
Comments on Suitability	٧	Vithin	DSB. In range of bus sto	ps.				
Availability Criteria:					Availability R	ating:	Green	
Land Ownership	5		Held by developer/wil	ling owr			ı	
Land Condition	5		Vacant land & building					
Legal Constraints	5		Site does not face any		egal issues			
Planning Permission or			already allocated in t			t of SGS8. S	ee 20/00001/MAS.	
Allocation			064/OUT, 21/02126/F				-, -,,	
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability 5 Development is likely viable						•		
Timescale for Deliverability	5	i	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS191	RAG Rating:	Red	2	27 Nov 2024		
Site Address:	Land West o	f 129 Watchouse Road	, Galleywood				
Parish:	Galleywood		Total Score:	109			
Developable Site Area	14.52		Reason for				
(ha):			discounted areas:				
Potential Yield:	249		Typology: 1				
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation	1		
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		Town Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employn	nent allocatio	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PI	ROW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjace	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	e or more designated heritag	ge assets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritag	e assets			
Archaeological Assets	5		contain any assets of archae				
Minerals & Waste Constrai		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open S	pace, an exist	ting/proposed Country		
Green Belt & Green Wedge	. 0	The majority of the sit	te (90% or more) lies within	the Metropo	litan Green Belt or Greer		
Land Classification	3	Wedge Site is predominantly	Greenfield and primarily wit	thin the agric	ultural land		
Laria Ciassification			4, Grade 5, non-agricultura	_			
Protected Natural Features	3		e of any protected natural fon natural feature or within 50 natural feature				
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ai	reas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	king distance of all services wn Centre	and/or the Ci	ty Centre/South		
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but r 1001/healthcare facility/place	e of worship/	sports, leisure, or		
Comments on Suitability	Adja	cent to DSB. In range of bu	us stops. Adjacent to grade 2	2 lísted buildi	ng.		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
and Condition	4	Established single use					
egal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Site o	occupied by other use.					
Achievability Criteria:			Achievabilit	y Rating:	Green		
Viability	5	Development is likely		,			
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		1					

SHELAA Reference:	CFS19	2	RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	Land c	n the w	est side of North Hill,	Little B	addow, Chelmsfor	·d		
Parish:	Little E	Baddow		Total	Score:	111		
Developable Site Area	0.72			Reasc	n for	Sewage Pu	umping Station	
(ha):				disco	unted areas:	(0.05ha)		
Potential Yield:	14			Typol	Typology: 5			
Proposed Use:	Reside	ential		Comments on the size				
				of site):			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas 5			Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre o	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wall				1	
Public Transport		5	Site is within 400m wa	alking dis	tance of one or more	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	;	3	Site is adjacent to one					
Non-Designated Heritage A	ssets	5	Site does not contain a					
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaec	ological intere	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	!	5	Site does not lie within					
Land Classification		3	Site is predominantly classification/s: Grade	4, Grade	5, non-agricultural	use, or urbar	use	
Protected Natural Features	i	0	Site partially or wholly		•	rotected natu	ural features	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 Centre/South Woodha	am Ferre	rs Town Centre			
Community Facilities		5	Development would n existing/proposed sch recreation facility		•			
Comments on Suitability			a) protected under TPO/				s. Wholly covered by TPO 100m of Boreham Meads	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own		-	•	
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A	•					
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		,	/ 50.0					
Comments on Achievability								

SHELAA Reference:	CFS193		RAG Rating:	Red		2	7 Nov 2024	
Site Address:	1 Wantz	Cotta	ge, Ship Road, West I	lanning	gfield, Chelmsford			
Parish:	West Har	nningf	field	Total	Score:	108		
Developable Site Area	0.06			Reasc	on for			
(ha):				disco	unted areas:			
Potential Yield:	2			Typology: 19				
Proposed Use:	Resident	ial		Comments on the size				
				of site	2:			
Suitability Criteria:		•			Suitability Ra		Red	
Proximity to Employment A			Site is outside of any e					
Impact on Retail Areas	5	,	Development does no Chelmsford City Centra Neighbourhood Centra	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	5	;	Site is within 2km wall	king dist	ance of an employm	ent allocatio	n	
Public Transport	5	;	Site is within 400m wa	lking dis	stance of one or mor	e services		
PROW and Cycling Connect	ivity 5	5	Site is within 100m wa				network	
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	N	I/A						
Designated Heritage Assets	3	3	Site is adjacent to one	or more	e designated heritage	e assets		
Non-Designated Heritage A	ssets 5	;	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets	5	,	Site is not thought to o		•			
Minerals & Waste Constrain			Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space	5	,	Site does not lie within Park or 'Other' Green!		a defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	een Belt & Green Wedge 0			e (90% c	or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	nd Classification 0			Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	5	;	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints	5	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	,	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	,	Ground treatment is not expected to be required					
Neighbouring Constraints	5	,	Site has no neighbouri					
Proximity to Key Services	0)	Site is in excess of 2km Centre/South Woodha		=	more service	s and the City	
Community Facilities	5	,	Development would n existing/proposed sch recreation facility	ot result	t in the loss of nor pu			
Comments on Suitability		Outside ouilding	of DSB. In range of bus	stops. A	Access from Ship Roa	d. Adjacent	to Grade II listed	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership	5	5	Held by developer/wil	ling own				
Land Condition	5	;	Vacant land & building					
Legal Constraints	5	;	Site does not face any	known l	legal issues			
Planning Permission or Allocation	N	I/A						
Comments on Availability								
Achievability Criteria:	-				Achievability	Rating:	Green	
•	ς	;	Development is likely	viable				
Viability Timescale for Deliverability	5		Development is likely Up to 5 years	viable				

SHELAA Reference:	CFS19	4	RAG Rating:	Amk	er	2	7 Nov 2024	
Site Address:	2 Wan	tz Cotta	age, Ship Road, West I	Hanning	field, Chelmsford			
Parish:	West I	Hanning	field	Total	Score:	110		
Developable Site Area	0.07			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	2			Typol	ogy:	19		
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wall				1		
Public Transport	5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	5	Site does not contain a						
Non-Designated Heritage A	5	Site does not contain a						
Archaeological Assets	5	Site is not thought to o		•				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	ite is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green	Space				
Green Belt & Green Wedge	!	0 The majority of the Wedge			r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification	n 0 Site is predominantly Greenfield and prim Grade 2 or Grade 3				ld and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features	i	5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints		5	Site is wholly within Fl	s wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri	ite has no neighbouring constraints				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more services	s and the City	
Community Facilities		5	Development would n existing/proposed sch- recreation facility		•			
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.				
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own	·			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or		N/A	- 11 11 11 11 11 11 11 11 11 11 11 11 11		-0			
Allocation		11/7						
Comments on Availability								
Achievability Criteria:					Achievability	Rating	Green	
•		5	Development is likely	viahle	Acinevability	numig.	J. C.C.II	
Viability Timescale for Deliverability		5	Up to 5 years	· IUDIC				
Comments on Achievability		,	op to 5 years					
Comments on Acmevability								

SHELAA Reference:	CFS19	5	RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	Land S	outh Ea	st of 36 Castle Close a	and Nor	th West of 42 Cath	nerines Clos	se	
Parish:	Great	Leighs		Total	Score:	102		
Developable Site Area	2.53			Reaso	n for			
(ha):				discou	unted areas:			
Potential Yield:	50			Typol	ogy:	3		
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre o	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wall	king dista	ance of an employme	ent allocatior	1	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	tivity	0	Site is not connected t			-	rk	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	Site does not contain a	any desig	nated heritage asse	ts				
Non-Designated Heritage Assets 5 Site does not contain any non-								
Archaeological Assets	eological Assets 5			contain a	ny assets of archaec	ological intere	est	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space				ng/proposed Country		
Green Belt & Green Wedge	;	5	Site does not lie withir					
Land Classification		0 Site is predominantly Greenfield and primarily within the land cl. Grade 2 or Grade 3			lassification/s: Grade 1,			
Protected Natural Features	5	0	Site partially or wholly		·	rotected natu	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri					
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	am Ferre	rs Town Centre			
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability			nt to DSB. In range of buted by TPO/2009/044 or					
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector			
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known I	egal issues			
Planning Permission or Allocation		N/A	•					
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Yellow	
Viability		5	Development is likely	viable	, terric vasinty		1	
Timescale for Deliverability	,	4	Over 5 years					
-		4	Over 5 years					
Comments on Achievability								

SHELAA Reference:	CFS197	7	RAG Rating:	Amk	er	2	7 Nov 2024
Site Address:	Forme	r Indust	rial Site, Rignals Lane	, Galley	wood, Chelmsford	1	
Parish:	Galley	wood		Total	Score:	100	
Developable Site Area	1.62			Reasc	n for		
(ha):				disco	inted areas:		
Potential Yield:	67			Typol	ogy:	7	
Proposed Use:	Reside	ntial		Comn	nents on the size		
·				of site	:		
Suitability Criteria:					Suitability Ra	ating:	Amber
Proximity to Employment A	reas	0	Site is wholly/partially	located	within an existing/p	roposed emp	loyment allocation
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops an	d services within
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated
			Neighbourhood Centr				
Proximity to the Workplace	;	5	Site is within 2km wall				1
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access 5 A route exists enabling vehicle access into/adjacent					t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain a		<u> </u>		
Non-Designated Heritage A	Site does not contain a						
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological intere	est
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
- 6	_	Minerals or Waste Cor					
Defined Open Space		5	Site does not lie within		defined as Open Sp	ace, an existi	ing/proposed Country
Green Belt & Green Wedge	5	Park or 'Other' Green Site does not lie within	-	tronolitan Green Re	lt or Green W	/edge	
Land Classification	5	Site is predominantly			it of oreen v	, си <u>в</u> с	
Protected Natural Features		0	Site partially or wholly		•	rotected nati	iral features
Flood Risk Constraints	'	5	Site is wholly within Fl			Tottetted Hatt	arai reatares
Air Quality Management Ar	.036	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		5	Ground treatment is not expected to be required				
Neighbouring Constraints	111.3	0	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services		0	Site is in excess of 2km				
Proximity to key services		U	Centre/South Woodha			inore service.	s and the erry
Community Facilities		3	Development would p	ut additi	onal strain on but no	ot result in th	e loss of on an
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
			recreation facility				
Comments on Suitability							Lane. 0.016ha protected site which might include
			1 trees.	iu 170/2	.000/004 Just to the	north or the	site willcii illigiit illciude
Availability Criteria:	<u> </u>				Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling own			J. CC
Land Condition		2	Established multiple u		c., pasiic scetoi		
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or		N/A	Site does not race ally	KIIOWIII	cgai issues		
Allocation		IV/A					
Comments on Availability		Site cu	rrently in use for other p	urposes			
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		J					
Comments on Acmevability							

SHELAA Reference:	CFS198	RAG Rating:	Amber	2	7 Nov 2024				
Site Address:	Barn adjac	ent the old Off Licence,	Blasford Hill, Little Waltha	ım, Chelmsf	ord				
Parish:	Little Walt	nam	Total Score:	111					
Developable Site Area	0.38		Reason for						
(ha):			discounted areas:						
Potential Yield:	11		Typology:	17					
Proposed Use:	Residentia		Comments on the size						
			of site:						
Suitability Criteria:			Suitability Ra	ating:	Amber				
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation					
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops ar	nd services within				
'			re, South Woodham Ferrers	Town Centre	or any designated				
			Neighbourhood Centres						
Proximity to the Workplace			lking distance of an employm		n				
Public Transport	5		alking distance of one or mor						
PROW and Cycling Connect			alking distance to either a PR		network				
Vehicle Access	5 A route exists enabling vehicle access into/adjacent to the site								
Strategic Road Access	N/								
Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets									
on-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets									
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua Insultation Area	arding Area. S	Site is not within a				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	pace, an exist	ing/proposed Country				
Green Belt & Green Wedge	een Belt & Green Wedge 3 Site partially lies within the Metropolitan Green Belt or Green Wedge								
Land Classification	0	0 Site is predominantly Greenfield and primarily within the land classification/s: Gi Grade 2 or Grade 3							
Protected Natural Features	3	designated protected	e of any protected natural fe natural feature or within 500						
Flood Bisk Constraints	5	designated protected Site is wholly within F							
Flood Risk Constraints		•	Om from a designated AQMA						
Air Quality Management Ar Ground Condition Constrain			not expected to be required	<u> </u>					
			•						
Neighbouring Constraints	5	Site has no neighbour	_	and/or the Cit	ty Contro/South				
Proximity to Key Services	3	Woodham Ferrers To	lking distance of all services a wn Centre	major the Cit	ly Centre/30uth				
Community Facilities	5		not result in the loss of nor p	ut additional	strain on an				
			nool/healthcare facility/place						
		recreation facility							
Comments on Suitability	Adj	acent to DSB. In range of b	us stops. Adjacent to Grade 2	2 listed buildi	ng.				
Availability Criteria:			Availability I	Rating:	Green				
Land Ownership	5		lling 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	v Rating:	Green				
Viability	5	Development is likely		, maing.	3.00				
Timescale for Deliverability		Up to 5 years							
·		op to 3 years							
Comments on Achievability									

SHELAA Reference:	CFS19	9	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land a	t Sturge	eons Farm, Cow Wate	ring Lar	ne, Writtle			
Parish:	Writtle		·		Score:	80		
Developable Site Area	0.69			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	0			Typol	ogy:	N/A		
Proposed Use:	Comm	unity Fa	acility	Comn	nents on the size			
				of site	: :			
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centre Neighbourhood Centre		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	9	N/A						
Public Transport		0	Site is in excess of 400					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	route exists enabling vehicle access into/adjacent to the site				
Strategic Road Access		N/A						
Designated Heritage Assets		3	Site is adjacent to one					
Non-Designated Heritage A	ssets	5	Site does not contain a					
Archaeological Assets		5	Site is not thought to o		•			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site			rding Area. S	ite is not within a	
Defined Open Space		0	Minerals or Waste Cor The majority of the sit			n area defin	ad as Onen Snace an	
Defined Open Space		U	existing/proposed Cou	•	•		ed as Open Space, an	
Green Belt & Green Wedge	2	0	· · ·	•			itan Green Belt or Green	
Land Classification		0		Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	;	3		e of any	protected natural fe	atures but is	within 100m of a locally	
			designated protected			m of an inte	rnational/national	
			designated protected					
Flood Risk Constraints		1	25%-50% of the site ar					
Air Quality Management Ai		5	Site is in excess of 500					
Ground Condition Constrain	nts	5	Ground treatment is n	ot expe	ted to be required			
Neighbouring Constraints		N/A	City is suithing above and	the section				
Proximity to Key Services		N/A	Site is within 2km wall Woodham Ferrers Tov			na/or the Cit	y Centre/South	
Community Facilities		5	Development would n			ıt additional	strain on an	
		-	existing/proposed sch					
			recreation facility					
Comments on Suitability					-	n the farm. A	djacent to Grade II listed	
Availability Colors		bullain	gs.Natural Green Space	Limited)	Cuasis	
Availability Criteria:	Г	_	Lustra e e e	P	Availability F	tating:	Green	
Land Ownership		5	Held by developer/wil		er/public sector			
Land Condition		5	Vacant land & building		agal issues			
Legal Constraints		5	Site does not face any				A.C.	
Planning Permission or		Site is	already allocated wit	nin the	Local Plan forming	g part of SP.	Ab	
Allocation Comments on Availability								
					Ashio sabilita	Datina	Vallaur	
Achievability Criteria:		2	Douglanmant is as a	nal	Achievability	kating:	Yellow	
Viability		3	Development is margi	naı				
Timescale for Deliverability		5 No ovi	Up to 5 years	- d				
Comments on Achievability		INO EVIC	dence of viability provide	±u				

SHELAA Reference: 0	CFS200)	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land no	orth an	d south of 19 and 21	Lordshi	o Road, Writtle			
Parish:	Writtle			Total	Score:	109		
Developable Site Area	1.49			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	33			Typol	ogy:	3		
Proposed Use:	Resider	ntial		Comn	nents on the size			
				of site	: :			
Suitability Criteria:					Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	!	5	Site is within 2km walking distance of an employment allocation					
Public Transport		5	Site is within 400m wa	lking dis	tance of one or mor	e services		
PROW and Cycling Connecti	ivity	5	Site is within 100m wa			· · · · · · · · · · · · · · · · · · ·	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		3	Site is adjacent to one					
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	ological inter	est	
Minerals & Waste Constrain		5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space		5	Site does not lie within Park or 'Other' Green:		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		3	Site is predominantly of classification/s: Grade		• •	-		
Protected Natural Features		0	Site partially or wholly	compris	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n	ot expe	ted to be required			
Neighbouring Constraints		5	Site has no neighbouri	ng const	raints			
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov			and/or the C	City Centre/South	
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability		Road. A	nt to DSB. In range of bu Adjacent Grade II* listed D16/042, TPO/2000/058	building		_	ular access from Lordship ected under	
Availability Criteria:		,			Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own				
Land Condition		5	Vacant land & building		*			
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
•					Achievability	Rating:	Green	
Achievability Criteria:								
•		5	Development is likely	viable				
Achievability Criteria: Viability Timescale for Deliverability		5 5	Development is likely Up to 5 years	viable				

SHELAA Reference:	CFS201		RAG Rating:	Red		2	7 Nov 2024
Site Address:	Land Sou	ith W	est of Writtle College	Juicing	Plant, Lordship Ro	oad, Writtle	
Parish:	Writtle			Total	Score:	112	
Developable Site Area	7.3			Reaso	n for		
(ha):				discou	inted areas:		
Potential Yield:	125			Typol	ogy:	2	
Proposed Use:	Resident	ial		Comn	nents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	Areas 5)	Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas	5		Development does no			•	
			Chelmsford City Centr Neighbourhood Centre		Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace	2 5)	Site is within 2km wall	king dista	nce of an employm	ent allocatio	n
Public Transport	5		Site is within 400m walking distance of one or more services				
PROW and Cycling Connect	ivity 5)	Site is within 100m wa	lking dis	tance to either a PR	OW or cycle	network
Vehicle Access	5	,	A route exists enabling vehicle access into/adjacent to the site				
Strategic Road Access	N	I/A					
Designated Heritage Assets	3		Site is adjacent to one	or more	designated heritage	e assets	
Non-Designated Heritage A	ssets 5	,	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets	5	,	Site is not thought to	contain a	ny assets of archaed	ological inter	est
Minerals & Waste Constrai	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				Site is not within a
			Minerals or Waste Cor				
Defined Open Space	5	,	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	. 0)			r more) lies within t	he Metropol	itan Green Belt or Green
Land Classification	3						
Protected Natural Features	3						within 100m of a locally
Trotected Natural Teatures			designated protected				
			designated protected				
Flood Risk Constraints	5		Site is wholly within Fl				
Air Quality Management A	reas 5	i	Site is in excess of 500				
Ground Condition Constrai			Ground treatment is n				
Neighbouring Constraints	5		Site has no neighbour				
Proximity to Key Services	5		Site is within 800m wa Woodham Ferrers Tov			and/or the C	City Centre/South
Community Facilities	3		Development would p	ut additi	onal strain on but n	ot result in th	ne loss of on an
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	sports, leisure, or
			recreation facility				
Comments on Suitability		•	nt to DSB. In range of bu Adjacent Grade II* listed			xisting vehici	ular access from Lordship
Availability Criteria:	1 1	. Juu. 7	agasem stade ii iisted	Januarie	Availability F	Rating:	Green
Land Ownership	5		Held by developer/wil	ling own	•		J. CC
Land Condition	5		Vacant land & building		c., pasiic scetoi		
Legal Constraints	5		Site does not face any		egal issues		
Planning Permission or		I/A	2.32 does not face diffy		-0		
Allocation		•,,,					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability	5		Development is likely	viable			
Timescale for Deliverability			Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS203	3	RAG Rating:	Red		2	7 Nov 2024
Site Address:	Country	/side S	kills Centre, Cow Wat	ering La	ne, Writtle		
Parish:	Writtle			Total	Score:	106	
Developable Site Area	6.57			Reasc	n for		
(ha):				disco	unted areas:		
Potential Yield:	113			Typol	ogy:	2	
Proposed Use:	Resider	ntial - C	Other	Comn	nents on the size		
				of site	::		
Suitability Criteria:					Suitability Ra	ting:	Red
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation	•
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centr	•	Woodham Ferrers T	own Centre	or any designated
5 ' ' ' ' ' '		_	Neighbourhood Centre				
Proximity to the Workplace		5	Site is within 2km wall				1
Public Transport		5	Site is within 400m wa				L L
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g venicie	access into/adjacen	t to the site	
Strategic Road Access		N/A	Cita dage not contain	مامداد	rantad baritaga assa	+0	
Designated Heritage Assets		5	Site does not contain a		<u> </u>		
Non-Designated Heritage A	ssets	5	Site does not contain a				>a+
Archaeological Assets	-1-	5		not thought to contain any assets of archaeological interest nan 5ha of a site is within a Minerals Safeguarding Area. Site is not within a			
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor			ruing Area. S	ite is not within a
Defined Open Space		5	Site does not lie within			ace. an existi	ing/proposed Country
Defined Open Space		•	Park or 'Other' Green			,	0/1-1//
Green Belt & Green Wedge		0	The majority of the sit	e (90% c	r more) lies within t	he Metropoli	tan Green Belt or Green
			Wedge				
Land Classification		0		Greentie	ld and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features		5	Grade 2 or Grade 3 Site is in excess of 100	m of an	locally designated i	protected nat	rural features and in
riotected Natural Leatures		J	excess of 500m of any				
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts	5	Ground treatment is n	ot expe	ted to be required		
Neighbouring Constraints		5	Site has no neighbouri	ing cons	raints		
Proximity to Key Services		3	Site is within 2km wall	king dist	ance of all services a	nd/or the Cit	y Centre/South
			Woodham Ferrers Tov			, ;	1 1/1 11
Community Facilities		0	Development would re facility/place of worsh				chool/healthcare
Comments on Suitability		Outside	e of DSB. In range of bus		s, leisure, or recreat	on racility	
				- осорог	Availability F)atina:	Croon
Availability Criteria:		_	Hold by dovolonor/wil	lina oum	Availability F	laung.	Green
Land Ownership		5	Held by developer/wil Low intensity land use		er/public sector		
Land Condition		3	•		ogal issues		
Legal Constraints		5 Sito is	Site does not face any			+ of CDAC	
Planning Permission or		site is	already allocated in t	ne Loca	i Pian forming par	l OT SPA6	
Allocation Comments on Availability		Site cu	rrently in use for other p	บเทกรอร	-		
		Jite ca	in ase for other p	. a. poses		Datis	Groon
Achievability Criteria:		_	Douglanmant in liter	uiah!-	Achievability	kating:	Green
Viability		5	Development is likely	elabie			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS204		RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Chelmsfo	ord Ci	ty Racecourse,Great I	eighs E	Sypass, Great Leigh	ns		
Parish:	Great Lei	ighs		Total	Score:	81		
Developable Site Area	158.5			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	2219			Typol	ogy:	23		
Proposed Use:	Resident	:ial		Comr	nents on the size			
				of site	e:			
Suitability Criteria:					Suitability Ra	ating:	Red	
Proximity to Employment A	reas 3	3	Site is adjacent to an e	xisting/	proposed employme	nt allocation	•	
Impact on Retail Areas	5	5	Development does no	t result i	n the loss of establis	hed shops ar	d services within	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
	_		Neighbourhood Centro					
Proximity to the Workplace			Site is within 2km walking distance of an employment allocation					
Public Transport	5		Site is within 400m wa					
PROW and Cycling Connect			Site is within 100m walking distance to either a PROW or cycle network					
Vehicle Access	5		A route exists enabling vehicle access into/adjacent to the site					
Strategic Road Access		N/A	611					
Designated Heritage Assets			Site contains one or m					
Non-Designated Heritage A			Site does not contain a					
Archaeological Assets	5		Site is not thought to o		•			
Minerals & Waste Constrain	nts 0)		•			tion Area and/or Waste ent in nature or where the	
			allocated activity would		,	•		
Defined Open Space	3	₹	Site partially lies within					
Defined Open Space			Park or 'Other' Green				(), - , -	
Green Belt & Green Wedge	5	5	Site does not lie within	the Me	tropolitan Green Be	lt or Green W	/edge	
Land Classification	C)	Site is predominantly	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,	
			Grade 2 or Grade 3					
Protected Natural Features			Site partially or wholly		·	rotected nati	ural features	
Flood Risk Constraints	5		Site is wholly within Fl					
Air Quality Management Ar			Site is in excess of 500					
Ground Condition Constrain			Ground treatment is e					
Neighbouring Constraints	0		Site has neighbouring					
Proximity to Key Services	0)	Site is in excess of 2km Centre/South Woodha		•	more service:	s and the City	
Community Facilities	0	1	Development would re			nroposed s	chool/healthcare	
community ruemices		,	facility/place of worsh					
Comments on Suitability	V	Within	DSB. In range of bus sto	ps. Grac	le 2 listed buildings v	vithin site. Ad	ccessible Natural Green	
			Other Green Space. 8.85					
	Т	PO/20	05/038, TPO/2007/116	; 5ha Ph			LoWS; 2.778ha A	
Availability Criteria:					Availability F	Rating:	Green	
Land Ownership	5	5	Held by developer/wil		er/public sector			
Land Condition	2	2	Established multiple u					
Legal Constraints	5		Site does not face any					
Planning Permission or	S	Site is	already allocated in t	he Loca	ıl Plan forming par	t of SGS7		
Allocation								
Comments on Availability	S	ite cur	rently in use for other p	urposes	<u>. </u>			
Achievability Criteria:					Achievability	Rating:	Green	
Viability	5	5	Development is likely	viable			•	
Timescale for Deliverability	5	5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS205		RAG Rating:	Red		2	7 Nov 2024
Site Address:	Runwell	Hall Fa	rm, Hoe Lane, Rette	ndon, C	helmsford		
Parish:	Runwell			Total	Score:	90	
Developable Site Area	67.4			Reaso	n for	Electricity	line (0.1ha)
(ha):				discou	inted areas:		
Potential Yield:	1057			Typol	ogy:	26	
Proposed Use:	Resident	ial		Comn	ents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	reas 0)	Site is wholly/partially	located	•		loyment allocation
Impact on Retail Areas	5		Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•	
Proximity to the Workplace	5	5	Site is within 2km wall	king dista	ince of an employm	ent allocation	n
Public Transport	5	5	Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity 5	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network
Vehicle Access	5	5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access	Strategic Road Access N/A						
Designated Heritage Assets	5	5	Site does not contain a	any desig	nated heritage asse	ts	
Non-Designated Heritage A	5	Site does not contain any non-designated heritage assets					
Archaeological Assets	5	5	Site is not thought to	contain a	ny assets of archaed	ological inter	est
Minerals & Waste Constrain			Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area		
Defined Open Space	5	5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	C		The majority of the sit Wedge	e (90% o	r more) lies within t	he Metropol	itan Green Belt or Green
Land Classification	0)	Site is predominantly Grade 2 or Grade 3	Greenfie	d and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features	0)	Site partially or wholly	compris	es of one or more p	rotected nat	ural features
Flood Risk Constraints	5	5	Site is wholly within Fl	ood Zon	e 1		
Air Quality Management Ar	eas 5	5	Site is in excess of 500	m from a	a designated AQMA		
Ground Condition Constrain	nts 5	5	Ground treatment is n	ot exped	ted to be required		
Neighbouring Constraints	0)	Site has neighbouring	constraiı	nts with no potentia	l for mitigation	on
Proximity to Key Services	0		Site is in excess of 2km Centre/South Woodha	am Ferre	rs Town Centre		,
Community Facilities	3		Development would p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
Comments on Suitability	u	ınder TF	of DSB. In range of bus PO/2010/025, TPO/201 Shaw, ID 766.				e Lane. 7.15ha protected na Ancient Woodland
Availability Criteria:			•		Availability R	Rating:	Green
Land Ownership	5	; [Held by developer/wil	ling own			
Land Condition	3		Low intensity land use		.1		
Legal Constraints	5		Site does not face any		egal issues		
Planning Permission or Allocation		N/A					
Comments on Availability	S	ite curr	ently in use for other p	ourposes			
					Achievability	Rating:	Yellow
Achievability Criteria:							
•		, T	Development is likely	viable	Acinevability		1011011
Achievability Criteria: Viability Timescale for Deliverability	5		Development is likely Over 5 years	viable	Actilic Vability		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

Parish: Little Developable Site Area (ha): Potential Yield: 47	ential 5	Site is outside of any e Development does no Chelmsford City Centr Neighbourhood Centr- Site is in excess of 2kn Site is within 400m wa Site is not connected t A route exists enabling Site does not contain a Site is adjacent to one Site is not thought to a Less than 5ha of a site Minerals or Waste Con	Total S Reason discou Typolo Comm of site existing/pot result in- re, South ves m walking alking dist to either a g vehicle any desig e or more contain an e is within nsultation	Score: In for Inted areas: Ogy: Inents on the size Inents on the siz	96 3 ating: nt allocation hed shops an own Centre of	or any designated		
Developable Site Area (ha): Potential Yield: 47 Proposed Use: Resid Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	ential	Site is outside of any e Development does no Chelmsford City Centr Neighbourhood Centr- Site is in excess of 2kn Site is within 400m wa Site is not connected t A route exists enabling Site does not contain a Site is adjacent to one Site is not thought to a Less than 5ha of a site Minerals or Waste Con	Reason discourty of site existing/pot result in ree, South wees m walking alking dist to either a g vehicle error or more contain at a is within insultation	n for unted areas: Dgy: Dents on the size Exitability Raproposed employment the loss of establis Woodham Ferrers T G distance of an emptance of one or more an existing PROW or access into/adjacen Gnated heritage assenon-designated heritage assenon-design	ating: nt allocation hed shops an own Centre of loyment alloc e services r cycle netwo t to the site	nd services within or any designated cation		
Potential Yield: 47 Proposed Use: Resid Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	5 5 5 0 5 N/A 5 3 5 5 5 5	Development does no Chelmsford City Centr Neighbourhood Centre Site is in excess of 2km Site is within 400m was Site is not connected to A route exists enabling Site does not contain a Site is adjacent to one Site is not thought to a Less than 5ha of a site Minerals or Waste Contains of Chemostra Site Site of thought to a site Minerals or Waste Contains Site Site Site of thought to a site Minerals or Waste Contains Site Site Site Site Site Site Site Site	discou Typolo Comm of site existing/p ot result in re, South v res m walking alking dist to either a g vehicle any desig e or more contain al e is within nsultation	populated areas: Dogy: Deents on the size Deents on	nt allocation hed shops an own Centre of loyment alloc e services r cycle netwo t to the site	nd services within or any designated cation		
Potential Yield: 47 Proposed Use: Resid Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	5 5 5 0 5 N/A 5 3 5 5 5 5	Development does no Chelmsford City Centr Neighbourhood Centre Site is in excess of 2km Site is within 400m was Site is not connected to A route exists enabling Site does not contain a Site is adjacent to one Site is not thought to a Less than 5ha of a site Minerals or Waste Contains of Chemostra Site Site of thought to a site Minerals or Waste Contains Site Site Site of thought to a site Minerals or Waste Contains Site Site Site Site Site Site Site Site	existing/poor of site existing/poor result in the south where so walking alking dist to either a g vehicle any designer or more contain at a is within insultation.	Suitability Radio or oposed employment the loss of establis Woodham Ferrers To distance of an emptance of one or more an existing PROW or access into/adjacent gnated heritage assenon-designated heri	nt allocation hed shops an own Centre of loyment alloc e services r cycle netwo t to the site	nd services within or any designated cation		
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PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	0 5 N/A 5 3 5 5	Site is not connected to A route exists enabling. Site does not contain a site is adjacent to one site is not thought to a Less than 5ha of a site Minerals or Waste Contains.	any desig or more contain a e is within nsultation	an existing PROW or access into/adjacen gnated heritage asse non-designated her iny assets of archaec	r cycle netwo t to the site ts	ork		
Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	5 N/A 5 3 5 5	Site does not contain a Site is adjacent to one Site is not thought to a Less than 5ha of a site Minerals or Waste Con	any desig or more contain a e is within nsultation	access into/adjacen gnated heritage asse non-designated her iny assets of archaec	t to the site	ork		
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	N/A 5 3 5 5 5	Site does not contain a Site is adjacent to one Site is not thought to a Less than 5ha of a site Minerals or Waste Con	any desig or more contain a is within nsultatior	nated heritage asse non-designated her ny assets of archaec	ts			
Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	5 3 5 5	Site is adjacent to one Site is not thought to o Less than 5ha of a site Minerals or Waste Cou	or more contain a is within nsultation	non-designated her				
Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	3 5 5	Site is adjacent to one Site is not thought to o Less than 5ha of a site Minerals or Waste Cou	or more contain a is within nsultation	non-designated her				
Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	5 5 5	Site is not thought to on Less than 5ha of a site Minerals or Waste Con	contain a e is within nsultatior	ny assets of archaed	ritage assets			
Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	5	Less than 5ha of a site Minerals or Waste Cor	is within nsultatior	•	Site is adjacent to one or more non-designated heritage assets			
Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	5	Minerals or Waste Cor	nsultation	Site is not thought to contain any assets of archaeological interest				
Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints		Site does not lie within	n an araa	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints		Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space				ing/proposed Country		
Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	5	Site does not lie within	n the Met	tropolitan Green Be	lt or Green W	/edge		
Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	0	Site is predominantly Grade 2 or Grade 3	Greenfiel	ld and primarily with	nin the land c	lassification/s: Grade 1,		
Air Quality Management Areas Ground Condition Constraints	0	Site partially or wholly	y compris	ses of one or more p	rotected natu	ural features		
Ground Condition Constraints	5	Site is wholly within Fl	lood Zone	e 1				
	5	Site is in excess of 500	m from a	a designated AQMA				
Neighbouring Constraints	5	Ground treatment is n	not expect	ted to be required				
Treibusouting constituints	5	Site has no neighbour	ing consti	raints				
Proximity to Key Services	0	Site is in excess of 2km Centre/South Woodha			more services	s and the City		
Community Facilities	3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		ent to DSB. In range of bu 76/005 is located within		=		•		
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership	5	Held by developer/wil	lling owne	er/public sector				
Land Condition	5	Vacant land & building						
Legal Constraints	5	Site does not face any	known le	egal issues				
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability	5	Development is likely	viable			ı		
Timescale for Deliverability		Up to 5 years						
Comments on Achievability	5	1						

SHELAA Reference:	CFS20	7	RAG Rating:	Amk	er	2	7 Nov 2024
Site Address:	Land t	o the Ea	ast of Bulls Lodge Farr	n, Gene	rals Lane, Borehar	n	
Parish:	Boreh	am		Total	Score:	104	
Developable Site Area	1.11			Reasc	n for		
(ha):				disco	unted areas:		
Potential Yield:	25			Typol	ogy:	4	
Proposed Use:	Reside	ntial		Comn	nents on the size		
				of site):		
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace	9	5	Site is within 2km wall				1
Public Transport		0	Site is in excess of 400				
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	;	3	Site is adjacent to one	or more	designated heritage	e assets	
Non-Designated Heritage A	ssets	5	Site does not contain a				
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological intere	est
Minerals & Waste Constrain	nts	0		ere safeg	uarded infrastructur	re is permane	tion Area and/or Waste ent in nature or where the delivery of deve
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country
Green Belt & Green Wedge	:	5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	/edge
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3				
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1		
Air Quality Management A	reas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrai	nts	5	Ground treatment is n	ot expe	ted to be required		
Neighbouring Constraints		5	Site has no neighbour	ing const	raints		
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	_		nd/or the Cit	y Centre/South
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		Adjace	nt to Urban Area. Adjace	ent to Gr	ade 2 listed building		
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling own			ı
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or Allocation		N/A	•				
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			1 5.55
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		J					
Comments on Acmevability							

SHELAA Reference:	CFS208	RAG Rating:	Amb	er	2	7 Nov 2024			
Site Address:	Land at M	anor Farm, Sandford Mi	ill Lane, Gi	eat Baddow, Che	Imsford				
Parish:	Great Bac		Total S		88				
Developable Site Area	90.531		Reasor	n for	Gas pipe	and Buffer (4.419ha)			
(ha):			discou	nted areas:					
Potential Yield:	1109		Typolo	gv:	25				
Proposed Use:	Mixed Use	2		ents on the size	Size of sit	e is potentially suitable			
			of site:			ployment use			
Suitability Criteria:				Suitability Ra		Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/p			<u> </u>			
Impact on Retail Areas	5	Development does n	ot result in	the loss of establis	hed shops ar	nd services within			
,		Chelmsford City Cent	tre, South ۱	Noodham Ferrers T	own Centre	or any designated			
		Neighbourhood Cent							
Proximity to the Workplace			Site is within 2km walking distance of an employment allocation						
Public Transport	5	Site is within 400m w							
PROW and Cycling Connect	ivity 5	Site is within 100m w			-	network			
Vehicle Access	5								
Strategic Road Access	4	Site has direct access		· · · · · · · · · · · · · · · · · · ·		rk			
Designated Heritage Assets	0	Site contains one or							
Non-Designated Heritage A									
Archaeological Assets	0	Site is thought to cor							
Minerals & Waste Constrain	nts 2		•		_	rding Area and requires Resource Assessment			
Defined Open Space	3					ting/proposed Country			
' '	Park								
Green Belt & Green Wedge				ropolitan Green Be					
Land Classification	0 Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3				classification/s: Grade 1,				
Protected Natural Features	0	Site partially or whol	lly comprise	es of one or more n	rotected nat	rural features			
Flood Risk Constraints	0	Over 50% of the site			. ottottou mat				
Air Quality Management Ar		Site is in excess of 50							
Ground Condition Constrain		Ground treatment is							
Neighbouring Constraints	0	Site has neighbouring	•		for mitigati	on			
Proximity to Key Services	5	Site is within 800m w		•					
, ,		Woodham Ferrers To	own Centre	!		•			
Community Facilities	3	Development would							
		existing/proposed sc	chool/healt	hcare facility/place	of worship/s	sports, leisure, or			
Canana anta an Cuitabilita	14/	recreation facility ithin Urban Area. In range c	of hus stone	. Dartially within co	nconvotion	aroa Adiacont Grado II			
Comments on Suitability		ted buildings.Adjacent to bu							
		utdoor Sport (Private), Prop				(=			
Availability Criteria:				Availability R	ating:	Green			
Land Ownership	5	Held by developer/w	villing owne						
Land Condition	5	Vacant land & buildir							
Legal Constraints	5	Site does not face an		gal issues					
Planning Permission or		te is already allocated in			3a. See 21	/00003/MAS,			
Allocation		2/01732/OUT, 22/1732/F		3 · · · ·	•	· ,			
Comments on Availability		e not within promoters ow							
Achievability Criteria:				Achievability	Rating:	Green			
Viability	5	Development is likely	y viable						
Timescale for Deliverability		Up to 5 years							
Comments on Achievability									

SHELAA Reference:	CFS209	RAG Rating:	Amber	2	27 Nov 2024			
Site Address:	Land East an	d West of Beaumont C	tes, Chignal Road, Chigr	nal Smealy, C	helmsford			
Parish:	Broomfield		Total Score:	94				
Developable Site Area	60.55		Reason for					
(ha):			discounted areas:					
Potential Yield:	949		Typology:	26				
Proposed Use:	Mixed Use		Comments on the size		te is potentially suitable			
			of site:	for all em	ployment use			
Suitability Criteria:			Suitability F	Rating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employm	ent allocation	1			
Impact on Retail Areas	5	•	ot result in the loss of estable, re, South Woodham Ferrers res	•				
Proximity to the Workplace	9 0	Site is in excess of 2kr	n walking distance of an em	ployment allo	ocation			
Public Transport	0	Site is in excess of 400	m walking distance from a	ll services				
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a P	ROW or cycle	network			
Vehicle Access	5 A route exists enabling vehicle access into/adjacent to the site							
Strategic Road Access	0		ess to nor is adjacent to the ed trunk road or a B-road	strategic road	d network, primary road			
Designated Heritage Assets	3		or more designated herita					
Non-Designated Heritage A	ssets 3	Site is adjacent to one	or more non-designated h	eritage assets				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 2	further assessment to	ally within an identified Min be undertaken in the form	of a Minerals	Resource Assessment			
Defined Open Space	5	Park or 'Other' Green						
Green Belt & Green Wedge			n the Metropolitan Green E					
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily w					
Protected Natural Features		excess of 500m of any	Om of any locally designated international/national des					
Flood Risk Constraints	2		area is within Flood Zone 3					
Air Quality Management A			Om from a designated AQM					
Ground Condition Constrain			expected to be required on	part of the sit	e			
Neighbouring Constraints	5	Site has no neighbour	-	1/ 1/ 6:				
Proximity to Key Services	3	Woodham Ferrers To	king distance of all services wn Centre	and/or the Ci	ty Centre/South			
Community Facilities	3	Development would p	out additional strain on but ool/healthcare facility/plac					
Comments on Suitability		-	e II listed building.Adjacent 78, CHL295, CHL474, CHL47	_				
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector					
Land Condition	5	Vacant land & buildin	gs					
Legal Constraints	5	Site does not face any	known legal issues					
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:			Achievabilit	v Rating:	Green			
Viability	5	Development is likely		,				
Timescale for Deliverability		Up to 5 years						
Denverability		1 1 /						

SHELAA Reference: (CFS211	RAG Rating:	Amber					
Site Address:	Campion F	arm, Gutters Lanes, Bro	omfield, Chelmsford, Esse	x CM1 7BT				
Parish:	Broomfield		Total Score:	104				
Developable Site Area	2.49		Reason for					
(ha):			discounted areas:					
Potential Yield:	49		Typology:	3				
Proposed Use:	Residentia		Comments on the size					
·			of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation				
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•				
Proximity to the Workplace	5		lking distance of an employm	ent allocation	n			
Public Transport	5		alking distance of one or mor					
PROW and Cycling Connecti			to either an existing PROW o		ork			
Vehicle Access	5		g vehicle access into/adjacen					
Strategic Road Access	N/A		<u> </u>					
Designated Heritage Assets	5		any designated heritage asse	ets				
Non-Designated Heritage As			any non-designated heritage					
Archaeological Assets	5		contain any assets of archaec		est			
Minerals & Waste Constrain		_	e is within a Minerals Safegua					
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed C Park or 'Other' Green Space						
Green Belt & Green Wedge	0	Wedge						
Land Classification 0 Site is predominantly Greenfield an Grade 2 or Grade 3								
Protected Natural Features	5	excess of 500m of any	Om of any locally designated py international/national desig					
Flood Risk Constraints	5	Site is wholly within F						
Air Quality Management Ar			Om from a designated AQMA					
Ground Condition Constrain			not expected to be required					
Neighbouring Constraints	5	Site has no neighbour		., .				
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	lking distance of all services a wn Centre	nd/or the Cit	y Centre/South			
Community Facilities	3	Development would p	put additional strain on but no nool/healthcare facility/place					
Comments on Suitability	Adj	acent to Urban Area. In ran	nge of bus stops. Existing vehi	cular access t	from Gutters Lane.			
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wi	illing owner/public sector					
Land Condition	3	Low intensity land use						
Legal Constraints	5	Site does not face any						
Planning Permission or Allocation	N/A		0					
Comments on Availability	Site	currently in use for other	purpose.					
		,	Achievability	Rating:	Green			
Achievability Criteria:								
Achievability Criteria:	5	Development is likely	•					
Achievability Criteria: Viability Timescale for Deliverability	5	Development is likely Up to 5 years	•		<u>'</u>			

Site Address: Field East Of Saxon Way, Broomfield, Chelmsford, Esex Parish: Broomfield Total Score: 87	SHELAA Reference:	CFS21	2	RAG Rating:	Amk	er	2	7 Nov 2024	
Developable Site Area (fia): Properital Yield: 282	Site Address:	Field E	ast Of S	Saxon Way, Broomfiel	d, Chelr	nsford, Essex			
Chain Chai	Parish:	Broom	nfield		Total	Score:	87		
Proposed Use: Residential Comments on the size of site: Comments on the size of size: Comments on the size: Comments on the size: Comments on the size: Comments of size: Comments on suitability Comments on suitability Comments on size: Comments on size: Comments on size: Comments on size: Co	Developable Site Area	16.47			Reasc	n for			
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber	(ha):				disco	unted areas:			
Suitability Criteria: Froximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S Site is within 2km walking distance of an employment allocation Public Transport S Site is within 2km walking distance of an employment allocation Public Transport S S A route exists enabling vehicle access introdajacent to the site Strategic Road Access N/A Designated Heritage Assets S A route exists enabling vehicle access introdajacent to the site Strategic Road Access Non-Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any designated heritage assets Archaeological Assets O Site is thought to contain one more assets of archaeological interest Minerals & Waste Constraints S Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Canadian Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is perdominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Land Classification O Site is 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 S Site is in excess of 500m from a designated AQIMA Ground Condition 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	Potential Yield:	282			Typol	ogy:	1		
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential						
Impact on Retail Areas S	Suitability Criteria:					Suitability Ra	ating:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5	Proximity to Employment A	Areas	5	Site is outside of any e	xisting/	roposed employme	nt allocation		
Public Transport PROW and Cycling Connectivity OSite 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 designated heritage assets Archaeological Assets OSite is thought to contain one or more assets of archaeological interest Minerals & Waste Constraints 5 Site does not 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 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification OSite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features OSite 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 ADMA Ground Condition Constraints 3 Site has neighbouring constraints with potential for mitigation Proximity to Key Services 3 Site has neighbouring distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 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 Sopocooo	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated	
PROW and Cycling Connectivity Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets O Site on the site is within a Minerals Safeguarding Area. Site is not within a Minerals and a Minerals and a Minerals or Waste Consultation Area Defined Open Space S Site does not contain any non-designated heritage assets Archaeological Assets O Site is thought to contain one or more assets of archaeological interest Minerals & Waste Consultation Area S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints O Site in excess of 500m from a designated AQMA Ground Condition Constraints O Site is nexcess of 500m from a designated AQMA Ground Condition Constraints O Site has neighbouring constraints with potential for mitigation Froximity to Key Services O Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane axisting/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition S Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: S Dev	Proximity to the Workplace	9	5	Site is within 2km wall	king dist	ance of an employm	ent allocatio	n	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 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 Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Air Quality Management Area. 5 Site is nexcess 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 is within 2km walking distance of all services and/or the City Centre/South Woodham	Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services		
Strategic Road Access N/A Designated Heritage Assets 5 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 Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 perdominantly Greenfield and primarily within the land classification/s: Grade 1, 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 nexcess 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 in excess of 500m from a designated AQMA Community Facilities 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre 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 SoPCOO0227 and ECC CHL233. Availabil	PROW and Cycling Connect	ivity	0	Site is not connected to either an existing PROW or cycle network					
Designated Heritage Assets 5 Site does not contain any designated heritage assets	Vehicle Access		5 A route exists enabling vehicle access into/adjacent to the site						
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets	Strategic Road Access		N/A						
Archaeological Assets O Site is thought to contain one or more assets of archaeological interest Minerals & Waste Constraints S Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Designated Heritage Assets	;	5	Site does not contain a	any desi	nated heritage asse	ts		
Minerals & Waste Constraints	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 Criteria: Availability Rating: Green In Availability Rating: Green Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Archaeological Assets		0						
Park or 'Other' Green Space	Minerals & Waste Constrain	nts	5	Minerals or Waste Cor	nsultatio	n Area			
Land Classification Osite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Osite 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 Alalability Site currently in use for other purpose. Achievability Criteria: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Defined Open Space		5	Park or 'Other' Green	Space				
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 SOPCO00227 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 Comments on Availability Criteria: Achievability Rating: Green Viability Criteria: Achievability Rating: Green Viability Criteria: Achievability Rating: Green	Green Belt & Green Wedge	!	0		e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green	
Flood Risk Constraints 2	Land Classification		0	Grade 2 or Grade 3					
Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Neighbouring Constraints Site has neighbouring constraints with potential for mitigation Proximity to Key Services Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would put additional strain on but 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: Land Ownership Land Condition Site does not face any known legal issues Planning Permission or Allocation N/A Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Criteria: Development is likely viable Timescale for Deliverability Site to be required on part of the site. Site does not face any known designated AQMA Site surprers on designated AQMA Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Achievability Rating: Achievability Rating: Green	Protected Natural Features	;	0	Site partially or wholly	compri	ses of one or more p	rotected nat	ural features	
Ground Condition Constraints Neighbouring Constraints 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 Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green	Flood Risk Constraints								
Neighbouring Constraints 3 Site has neighbouring constraints with potential for mitigation	Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA			
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 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: Land Ownership S Held by developer/willing owner/public sector Land Condition S Low intensity land uses Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	3					9	
Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 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 SOPCO00227 and ECC CHL233. Availability Criteria: 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 purpose. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Finescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints								
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available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPCOUO227 and ECC CHL233. Availability Criteria: 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 purpose. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Community Facilities		3	existing/proposed sch					
Availability Criteria: Land Ownership Land Condition Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Viability Site currently in Up to 5 years Availability Rating: Availability Rating: Green Availability Rating: Achievability Rating: Site currently in Up to 5 years	Comments on Suitability		availab	le to the site. Saxon Bur					
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 purpose. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:		30			Availability R	Rating:	Green	
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 purpose. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			5	Held by developer/wil	ling own	•			
Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Site does not face any known legal issues N/A Achievability Rating: Green Up to 5 years									
Planning Permission or Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						egal issues			
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	Planning Permission or			·					
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			Site cu	rrently in use for other p	urpose.				
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely	viable				
	•			Up to 5 years					
	Comments on Achievability		-	<u> </u>					

SHELAA Reference:	CFS21	3	RAG Rating:	Red		2	7 Nov 2024		
Site Address:	Land S	outh of	Hassenbrook, Victori	a Road,	Writtle, Chelmsfo	rd			
Parish:	Writtle	9		Total	Score:	103			
Developable Site Area	11			Reasc	n for				
(ha):				disco	unted areas:				
Potential Yield:	189			Typol	ogy:	2			
Proposed Use:	Reside	ntial		Comments on the size					
				of site	•				
Suitability Criteria:			T		Suitability Ra		Red		
Proximity to Employment A	Areas	5	Site is outside of any e						
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•			
Proximity to the Workplace	9	5	Site is within 2km wall	king dist	ance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services			
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets	5	3	Site is adjacent to one	or more	designated heritage	e assets			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological inter	est		
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	2	0	The majority of the sit	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification			Site is predominantly classification/s: Grade						
Protected Natural Features	5	0	Site partially or wholly						
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1				
Air Quality Management A	reas	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrai		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 p existing/proposed sch recreation facility						
Comments on Suitability		buildin	ent to DSB. In range of bug. Tree protected by TPC his tree might be a vetera	/2008/0	34 is located within	15m of the s	Adjacent Grade II listed outhern boundary of the		
Availability Criteria:		J. C. 11	ce mgm be a veter		Availability R		Green		
Land Ownership		3	Promoter has an optic	n to nur	•				
Land Condition		5	Vacant land & building		chase site of collabo	TALE WILLIER	owner		
Legal Constraints		5	Site does not face any		egal issues				
Planning Permission or		N/A	Site does not lace any	KIIOWIII	CB01 1330C3				
Allocation		7							
Comments 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	2	7 Nov 2024			
Site Address:	Land South	of Ongar Road and We	st of Highwood Road, Wri	ittle, Chelms	sford			
Parish:	Writtle		Total Score:	97				
Developable Site Area	2.94		Reason for					
(ha):			discounted areas:					
Potential Yield:	58		Typology:	3				
Proposed Use:	Residentia		Comments on the size					
·			of site:					
Suitability Criteria:			Suitability R	ating:	Red			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation				
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops ar	nd services within			
·		Chelmsford City Cent	re, South Woodham Ferrers	Town Centre	or any designated			
		Neighbourhood Cent						
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	nent allocatio	n			
Public Transport	5	Site is within 400m w	alking distance of one or mo	re services				
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network			
Vehicle Access	5	A route exists enablin	A route exists enabling vehicle access into/adjacent to the site					
Strategic Road Access	N/A	4						
Designated Heritage Assets	5	Site does not contain	Site does not contain any designated heritage assets					
Non-Designated Heritage A		Site does not contain	Site does not contain any non-designated heritage assets					
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain		Less than 5ha of a site	e is within a Minerals Safegua					
Defined Open Space	5		in an area defined as Open Sp	pace, an exist	ing/proposed Country			
		Park or 'Other' Green						
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or more) lies within t	the Metropol	itan Green Belt or Greer			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	protected nat	ural features			
Flood Risk Constraints	5	Site is wholly within F	Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 50	Om from a designated AQMA					
Ground Condition Constrain			expected to be required on p		9			
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 To		.,	,			
Community Facilities	3		Development would put additional strain on but not result in the loss of on an					
,			nool/healthcare facility/place	of worship/s	ports, leisure, or			
		recreation facility						
Comments on Suitability		side of DSB. In range of bu ite.Small portion of contan	s stops. Trees protected on T ninated land CHI 601.	PO/2019/005	5. on southern boundary			
Availability Criteria:		- p. westers	Availability I	Rating:	Green			
Land Ownership	3	Promoter has an opti	on to purchase site or collabo					
Land Condition	5	Vacant land & buildin			U			
Legal Constraints	5	Site does not face any						
Planning Permission or	N/A		,					
Allocation	14//	٦						
Comments on Availability								
Achievability Criteria:			Achievability	Rating:	Green			
Viability	5	Development is likely						
Timescale for Deliverability	5	Up to 5 years						

SHELAA Reference:	CFS21	5	RAG Rating:	Amb	er	2	7 Nov 2024		
Site Address:	Land N	Iorth Ea	ist of Spread Eagle, Ch	nurch La	ne, Great Walthar	n, Chelmsfo	ord		
Parish:	Great	Waltha	m	Total	Score:	109			
Developable Site Area	22.7			Reason for					
(ha):				disco	unted areas:				
Potential Yield:	389			Typol	ogy:	1			
Proposed Use:	Reside	ntial		Comn	nents on the size				
				of site:					
Suitability Criteria:					Suitability Ra	iting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre o	or any designated		
Proximity to the Workplace	5	Site is within 2km wall				1			
Public Transport			Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m walking distance to either a PROW or cycle network						
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t 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 A	ssets	5	Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaec	logical intere	est		
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	te is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country		
Green Belt & Green Wedge	!	5	Site does not lie withir						
Land Classification	O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3								
Protected Natural Features		3	Site does not comprise designated protected designated protected	natural f	eature or within 500		within 100m of a locally national/national		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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 Centre/South Woodha			more services	and the City		
Community Facilities		3	Development would p existing/proposed sch- recreation facility						
Comments on Suitability		Adjace	nt to DSB. In range of bu	s stops.	Adjacent Grade II lis	ted building.			
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	ling own	er/public sector				
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known I	egal issues				
Planning Permission or Allocation		N/A	•						
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability			1 25 22 2 100.0						
Comments on Acmevability									

SHELAA Reference:	CFS216	RAG Rating:	Amb	er	2	7 Nov 2024			
Site Address:	Land Sout	n of Church of England P	rimary S	chool, Main Road,	Ford End,	Chelmsford			
Parish:	Great Wal	tham	Total	Score:	115				
Developable Site Area	5.44		Reaso	n for					
(ha):			discou	inted areas:					
Potential Yield:	93		Typol	ogy:	2+36				
Proposed Use:	Mixed Use	1	Comn	ents on the size	Size of sit	e is potentially suitable			
			of site	:	for all em	ployment use			
Suitability Criteria:				Suitability Ra	ting:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/p	roposed employme	nt allocation				
Impact on Retail Areas	5		Development does not result in the loss of established shops and services within						
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Provimity to the Workplace	. 5	Site is within 2km wa		nce of an employme	ant allocation	n			
Proximity to the Workplace	5	Site is within 400m w				11			
Public Transport		Site is within 100m w				network			
PROW and Cycling Connect Vehicle Access	5				-	network			
Strategic Road Access		A route exists enabling vehicle access into/adjacent to the site Site has direct access to or is adjacent to a safeguarded trunk road or B-road							
Designated Heritage Assets	5	Site does not contain		<u>. </u>		544 51 5 1044			
Non-Designated Heritage A		<u> </u>							
Archaeological Assets	5		Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain		Less than 5ha of a site		•					
Willieruis & Waste Constituti		Minerals or Waste Co							
Defined Open Space	5	Site does not lie with Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	5	Site does not lie with	in the Me	tropolitan Green Bel	t or Green V	Vedge			
Land Classification	O Site is predominantly Greenfield and primarily within the land classification/ Grade 2 or Grade 3				classification/s: Grade 1,				
Protected Natural Features	5	Site is in excess of 10 excess of 500m of an							
Flood Risk Constraints	5	Site is wholly within F	lood Zon	e 1					
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 5	Ground treatment is	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 2k Centre/South Woodh			more service	s and the City			
Community Facilities	3	, , , , , , , , , , , , , , , , , , ,	Development would put additional strain on but not result in the loss of on an						
		existing/proposed scl recreation facility	hool/heal	hcare facility/place	of worship/s	sports, leisure, or			
Comments on Suitability	Ad	jacent to DSB. In range of b	us stops.						
Availability Criteria:	I		•	Availability R	ating:	Green			
Land Ownership	5	Held by developer/w	illing own						
Land Condition	5	Vacant land & buildin		.					
Legal Constraints	5	Site does not face an		egal issues					
Planning Permission or	N/								
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		•							

Proximity to Employment Areas 5	SHELAA Reference:	CFS21	7	RAG Rating:	Amber 27 Nov 2024					
Developable Site Area (fis): 75 Proposed Use: Residential 75 Proposed Use: Residential 75 Proposed Use: Residential 75 Proposed Use: Residential 75 Proposed Use: Residential 75 Proposed Use: Residential 75 Proximity to Employment Areas 75 Impact on Retail Areas 75 Impact on Areas 75 Impact on Areas 75 Impact on Retail Areas 75 I	Site Address:	Land E	ast of F	lome Pastures, Main I	Road, F	ord End, Chelmsfo	rd			
Comments on the size Comments on the size	Parish:	Great	Waltha	m	Total	Score:	106			
Potential Yield: 75	Developable Site Area	4.4			Reason for					
Proposed Use:	(ha):				disco	unted areas:				
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Potential Yield:	75			Typol	ogy:	2			
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Reside	ential		Comments on the size					
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Stephen					of site:					
Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation 5 Site is within 400m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any non-designated heritage assets Archaeological Assets Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an rear adfined as Open Space, an existing/proposed Country Park or Other' Green Space Green Belt & Green Wedge 5 Site does not lie within an teas adfined as Open Space, an existing/proposed Country Park or Other' Green Space Green Belt & Green Wedge 5 Site of the within the Metropolitan Green Belt or Green Wedge 6 Site is provided by wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of Som from a designated ADMA Ground Condition Constraints 5 Site has no neighbouring constraints Neighbouring Constraints 5 Site has no neighbouring constraints Neighbouring Constraints 5 Site	Suitability Criteria:					Suitability Ra	nting:	Amber		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 400m walking distance to either a PROW or cycle network Vehicle Access 5 A route exist enabling wehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within he land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 10 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 500m from a designated on part of the site Community Facilities 3 Development would put additional strain on but not resu	Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation			
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any nesignated heritage assets Archaeological Assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Osite partially or wholly comprises of one or more protected natural features Flood Risk Constraints Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 50m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services Osite is in excess of 5km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Adjacent to DSB. In range of bus stops. Informal access of 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 SOPC00	Impact on Retail Areas		5	Chelmsford City Centr	e, South		•			
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, 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 in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Froximity to Key Services 0 Site is in excess of 500m from a designated AQMA Community Facilities 3 Ground treatment is expected to be required on part of the site Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Contraminated land SOPC00367 and ECC CHL369. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to the Workplace	<u>:</u>	5					1		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 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 wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wexes 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 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 CHL1369. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/	Public Transport			-						
Designated Heritage Assets S Site does not contain any designated heritage assets S Site does not contain any non-designated heritage assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints S Site is wholly within Flood Zone 1 Site partially or wholly comprises of one or more protected natural features Site is in excess of SoOm from a designated AQMA Ground Condition Constraints S Site is no neighbouring constraints S Site is no neighbouring constraints S Site is no neighbouring constraints S Site is no neighbouring constraints S Site is no neighbouring constraints S Site is no neighbouring constraints S Site is no neighbouring constraints S Site is no neighbouring constraints S Site is no neighbouring constraints S Site is no neighbouring constraints S Site is not not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility S Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation	PROW and Cycling Connect	ivity						network		
Designated Heritage Assets 5 Site does not contain any designated heritage assets	Vehicle Access			A route exists enabling	g vehicle	access into/adjacen	t to the site			
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets	Strategic Road Access									
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5 ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification O Site bardinally Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Frotected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site has no neighbouring constraints Proximity to Key Services O 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 PrO/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 Criteria: Vacant land & buildings Legal Constraints S Develop	Designated Heritage Assets	<u> </u>								
Minerals & Waste Constraints Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5	•	ssets								
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, 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 8 Site has no neighbouring constraints Neighbouring Constraints 5 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 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: Land Ownership Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	9									
Green Belt & Green Wedge	Minerals & Waste Constrain	nts	5	Minerals or Waste Cor	nsultatio	n Area				
Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Air Quality Management Areas S Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site has no neighbouring constraints Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would put additional strain on but 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: Land Ownership Land Condition S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints For Held by developer/willing owner/public sector Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability S Development is likely viable	Defined Open Space		5			defined as Open Sp	ace, an exist	ing/proposed Country		
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Neighbouring Constraints 5 Site has no neighbouring constraints	Air Quality Management Ar	eas	5							
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Timescale for Deliverability 5 Up to 5 years	'		5	Development is likely	viable	,				
	-			<u> </u>						
Commence on Achievability	Comments on Achievability			<u>I</u>						

SHELAA Reference:	CFS21	8	RAG Rating:	Amber 27 Nov 2024					
Site Address:	Land N	lorth of	Hilltop, Southend Ro	ad, Hov	ve Green, Chelmsf	ord			
Parish:	Sandor	า		Total	Score:	103			
Developable Site Area	0.2			Reasc	on for				
(ha):				disco	unted areas:				
Potential Yield:	6			Typology: 18					
Proposed Use:	Reside	ntial		Comments on the size					
				of site	e:				
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wall	king dist	ance of an employme	ent allocatio	n			
Public Transport 5			Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m walking distance to either a PROW or cycle network						
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A				<u></u>			
Designated Heritage Assets		5	Site does not contain any designated heritage assets						
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets						
Archaeological Assets		5	Site is not thought to		•				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	Space					
Green Belt & Green Wedge	!	0	Wedge				itan Green Belt or Green		
Land Classification	Land Classification 0						classification/s: Grade 1,		
Protected Natural Features	i	0	Site partially or wholly			rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl						
Air Quality Management Ar	reas	5	Site is in excess of 500						
Ground Condition Constrain	nts	3	Ground treatment is e			art of the site	2		
Neighbouring Constraints		5	Site has no neighbouring constraints						
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha		_	more service	s and the City		
Community Facilities		5	Development would n existing/proposed sch recreation facility		•				
Comments on Suitability			nt to DSB. In range of buted under TPO/2015/01		Access via Hilltops. V	Wholly cover	ed by TPO (0.2ha)		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	lling own	er/public sector				
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or		N/A							
Allocation		•							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	•				
Viability									
Timescale for Deliverability	,	5	Up to 5 years						

Parish: Hig Developable Site Area (0.3 (ha): Potential Yield: 11	Sidential Side	Wedge Site is predominantly Grade 2 or Grade 3	Total Reasc discon Typol Comm of site existing/j to result i re, South res m walking dis g vehicle any desig any non- contain a e is within insultation n an area Space te (90% c	Score: on for unted areas: ogy: nents on the size e: Suitability Ri proposed employme n the loss of establis Woodham Ferrers To g distance of an emp ng distance from all stance to either a PR access into/adjacer gnated heritage asse designated heritage any assets of archae n a Minerals Safegua n Area a defined as Open Sp or more) lies within t	98 17 ating: ent allocation shed shops and fown Centre of ological state of ent to the site ent assets ological interese arding Area. Si obace, an existiche Metropoli	Red Ind services within or any designated cation Inetwork Eest ite is not within a sing/proposed Country tan Green Belt or Green		
Developable Site Area (ha): Potential Yield: Proposed Use: Res Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	8 sidential 5	Development does no Chelmsford City Centr Neighbourhood Centre Site is in excess of 2km Site is in excess of 400 Site is within 100m water A route exists enabling Site does not contain a Site does not contain a Site is not thought to a Less than 5ha of a site Minerals or Waste Con Site does not lie within Park or 'Other' Green The majority of the sit Wedge Site is predominantly Grade 2 or Grade 3	Reasc discou Typol Comm of site existing/j to t result i re, South res m walking disig vehicle any desig any non- contain a e is within insultation in an area Space te (90% c	on for unted areas: ogy: nents on the size e: Suitability Ri proposed employme n the loss of establis Woodham Ferrers To g distance of an emp ng distance from all stance to either a PR access into/adjacer gnated heritage asse designated heritage any assets of archae n a Minerals Safegua n Area a defined as Open Sp or more) lies within t	ating: ent allocation shed shops an fown Centre of oloyment alloc services OW or cycle r at to the site ents entallocation shed shops an fown Centre of oloyment alloc services Ow or cycle r at to the site ents entallocation services objects accetes arding Area. Si objects area. Are	ad services within or any designated cation network est ite is not within a ing/proposed Country tan Green Belt or Green		
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Neighbouring Constraints Proximity to Key Services	5		ite is in excess of 500m from a designated AQMA round treatment is not expected to be required					
Proximity to Key Services	5			•				
	5	Site has no neighbour				Lul On		
Community Facilities	0	Site is in excess of 2km Centre/South Woodha	am Ferre	rs Town Centre				
	5	Development would n existing/proposed sch recreation facility		•				
Comments on Suitability	Outsi	de of DSB. Public highway	y runs ald	ongside the site.				
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wil	lling own	er/public sector		•		
Land Condition	5	Vacant land & building						
Legal Constraints	3	Site may possibly face	e legal iss	ues				
Planning Permission or Allocation	N/A	1						
Comments on Availability	Possil	ole allotment site. Land a	quired as	s allotments.				
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		T .	viabla			1		
Timescale for Deliverability	5	Development is likely	viable					
Comments on Achievability	5	Development is likely Up to 5 years	viable					

Parish: Highwood Reason for discounted areas: Ps Residential Reason for discounted areas: Residential Reason for discounted areas: Red Residential SHELAA Reference: CFS221 RAG Rating: Red					2	7 Nov 2024			
Developable Site Area has been discounted areas: has been discounted	Site Address:	Land V	Vest of	Greenfield, Highwood	Road, Edney Common, (Chelmsford			
ha): discounted areas: Topology: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Red	Parish:	Highw	ood		Total Score:	95			
Residential Residential Comments on the size of site: Suitability Rating: Red	Developable Site Area	0.19			Reason for				
Suitability Criteria: Suitability Rating: Red	(ha):				discounted areas:				
Suitability Criteria: Suitability Rating: Red	Potential Yield:	6			Typology:	18			
Suitability Criteria: Suitability Criteria: Soutside of any existing/proposed employment allocation Marcon Retail Areas Soutside of any existing/proposed employment allocation Marcon Retail Areas Soutside of any existing/proposed employment allocation Chelmsford City Centre, South Woodham Ferrer's Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Ositie is nexess of 2km walking distance of an employment allocation Proximity to the Workplace Ositie is nexess of 2km walking distance of an employment allocation Proximity to the Workplace Ositie is nexess of 2km walking distance of an employment allocation Proximity to the Workplace Ositie is nexes of 2km walking distance of an employment allocation Proximity to the Workplace Ositie is nexes of 2km walking distance of an employment allocation Proximity to the Workplace Ositie is nexes of 2km walking distance of an employment allocation Proximity to the Workplace Ositie is nexes of 2km walking distance of an employment allocation Ositie is proximity to the walking distance of an employment allocation Ositie is proximity to the activity of the site of the s	Proposed Use:	Reside	ntial						
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Ground Condition Constraints Seriound Condition Constraints Site has no neighbouring constraints Site has no neighbouring constraints Osite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Subscience of Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Outside of DSB. In range of bus stops. Public highway runs alongside the site. Adajcent Grade II listed building. Availability Criteria: Availability Rating: Availability Rating: Green Availability Rating: Availability Rating: Availability Rating: Green Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Neighbouring Constraints Site has no neighbouring constraints O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Outside of DSB. In range of bus stops. Public highway runs alongside the site. Adajcent Grade II listed building. Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green Jeen Achievability Rating: Achievability Rating: Achievability Rating: Green	Air Quality Management Ar	reas	5	-					
Proximity to Key Services O 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 Outside of DSB. In range of bus stops. Public highway runs alongside the site. Adajcent Grade II listed building. Availability Criteria: Availability Rating: Green Availability Rating: Legal Constraints Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Criteria: Development is likely viable Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	5						
Community Facilities Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Outside of DSB. In range of bus stops. Public highway runs alongside the site. Adajcent Grade II listed building. Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Availability Rating: Availability Rating: Green Availability Rating: Been Availability Rating: Achievability Criteria: Achievability Rating:	Neighbouring Constraints		5						
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Outside of DSB. In range of bus stops. Public highway runs alongside the site. Adajcent Grade II listed building. Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Availability Rating: Availability Rating: Green Availability Rating: Achievability Criteria: Achievability Criteria: Achievability Rating: Achiev	Proximity to Key Services		0		=	more service	s and the City		
Isted building. Availability Criteria: Availability Rating: Green	Community Facilities		5	existing/proposed sch					
Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Freen Availability Rating: Availability Rating: Freen Availability Rating: Freen Achievability Criteria: Freen Achievability Rating: Freen Achievability Rating: Freen Achievability Rating: Freen Achievability Rating: Freen Freen Achievability Rating: Freen Freen Achievability Rating: Freen	Comments on Suitability			-	stops. Public highway runs	alongside the	e site. Adajcent Grade II		
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 N/A Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:			<u> </u>	Availability I	Rating:	Green		
Legal Constraints Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Development is likely viable Timescale for Deliverability A Established single use Site may possibly face legal issues N/A Achievability Achievability Rating: Green Jegological Site may possibly face legal issues N/A Achievability Achievability Rating: Green Jegological Site may possibly face legal issues N/A Allocation Achievability Rating: Jegological Site may possibly face legal issues N/A Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Rating: Green	•		5	Held by developer/wil	•				
Legal Constraints Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years					5 71 1 1 1 1 1 1 1 1 1				
Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years					legal issues				
Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	-				-0				
Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			14/7						
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Availability		Possibl	e allotment site. Play eq	uipment on site. Land aquire	ed as allotme	nts.		
Viability 5 Development is likely viable Firmescale for Deliverability 5 Up to 5 years	·				Achievability	/ Rating:	Green		
Firmescale for Deliverability 5 Up to 5 years	•		5	Development is likely					
	•	,							
			J	op to 5 years					

SHELAA Reference: 0	CFS224	RAG Rating:	Red	2	7 Nov 2024			
Site Address:	Chenwill, Lir	nks Drive, Chelmsford						
Parish:	Chelmsford		Total Score:	97				
Developable Site Area	0.07		Reason for					
(ha):			discounted areas:					
Potential Yield:	2		Typology:	19				
Proposed Use:	Residential		Comments on the size	e.				
			of site:					
Suitability Criteria:			Suitability	Rating:	Red			
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employ	ment allocation				
Impact on Retail Areas	5	Development does no	t result in the loss of esta	blished shops ar	nd services within			
		Neighbourhood Centr						
Proximity to the Workplace	5	Site is within 2km wal	king distance of an emplo	yment allocation	n			
Public Transport	0	Site is in excess of 400	m walking distance from	all services				
PROW and Cycling Connecti	ivity 0	Site is not connected	to either an existing PROV	V or cycle netwo	ork			
Vehicle Access	3		onstraints that would like		plementation of a route			
		to enable vehicle acce	ess into/adjacent to the si	te				
Strategic Road Access	N/A							
Designated Heritage Assets			Site does not contain any designated heritage assets Site does not contain any non-designated heritage assets					
Non-Designated Heritage A			Site does not contain any non-designated neritage assets Site is not thought to contain any assets of archaeological interest					
Archaeological Assets	5		<u> </u>					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co						
Defined Open Space	5	Park or 'Other' Green		•				
Green Belt & Green Wedge	3	Site partially lies with	n the Metropolitan Greer	Belt or Green V	Vedge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily	within the land o	lassification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholly	comprises of one or mor	e protected nat	ural features			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 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 wal Woodham Ferrers To	king distance of all service wn Centre	es and/or the Cit	y Centre/South			
Community Facilities	5		not result in the loss of no					
		- ' '	ool/healthcare facility/pla	ace of worship/s	ports, leisure, or			
Comments on Suitability	۸۵:۵	recreation facility cent to Urban Area. 2 tree	is protected under TDO /20	006/006 000 00	sita ana within 15m of			
Comments on Suitability		ite to the north.	s protected under 1PO/20	5007000, one on	site, one within 15in of			
Availability Criteria:			Availabilit	y Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector		1			
Land Condition	5	Vacant land & building						
Legal Constraints	3	Site may possibly face	legal issues					
Planning Permission or	N/A	<u> </u>						
Allocation	'							
Comments on Availability	Poss	ible ransom strip. Access t	o the site needs to be est	ablished.				
Achievability Criteria:			Achievabil	ity Rating:	Green			
				, ,	II.			
Viability	1 5	Development is likely	viable					
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable					

SHELAA Reference: 0	CFS226	5	RAG Rating:	Red		2	7 Nov 2024		
Site Address:	Field Re	ear of T	elephone Exchange,	Church	Street, Great Bado	dow, Chelm	sford		
Parish:	Great B	addow	1	Total	Score:	88			
Developable Site Area	4.36			Reasc	Reason for				
(ha):				disco	unted areas:				
Potential Yield:	75			Typol	ogy:	2			
Proposed Use:	Resider	ntial		Comments on the size					
				of site):				
Suitability Criteria:					Suitability Ra	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•			
Proximity to the Workplace	!	5	Site is within 2km wall	king dist	ance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services			
PROW and Cycling Connecti	ivity	0	Site is not connected t	o either	an existing PROW o	r cycle netwo	ork		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets		3	Site is adjacent to one	or more	designated heritage	e assets			
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more	non-designated her	ritage assets			
Archaeological Assets			Site is not thought to o	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain		5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification (Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	compri	ses of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrain	nts	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 p existing/proposed sch recreation facility						
Comments on Suitability		Baddov	nt to Urban Area. In ranį w. Adajcent Grade II liste FPO/2007/081.Majority	ed buildi	ng.Opposite to build	ings of local	hurch Street Great value. 0.312ha protected		
Availability Criteria:			,,		Availability R		Green		
Land Ownership		3	Promoter has an optic	n to pur					
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any		egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site no	t within promoters own	ership.					
•				<u> </u>	Achievability	Rating:	Green		
ACHIEVADIII V CHIERIA					,vability		3.00		
•		5	Development is likely	viable					
Achievability Criteria: Viability Timescale for Deliverability		5	Development is likely Up to 5 years	viable					

SHELAA Reference:	CFS227	27 RAG Rating: Red 27 Nov 2024						
Site Address:	Land South \	West of Rettendon Plac	ce Farm, Main Road, Ret	tendon				
Parish:	Rettendon		Total Score:	103				
Developable Site Area	10.163		Reason for	Gas pipe	and Buffer (0.537ha)			
(ha):			discounted areas:					
Potential Yield:	174		Typology:	2				
Proposed Use:	Residential		Comments on the size	!				
			of site:					
Suitability Criteria:			Suitability F	Rating:	Red			
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employm	nent allocation	n			
Impact on Retail Areas	5	·	ot result in the loss of estab	•				
		· -	re, South Woodham Ferrers	Town Centre	or any designated			
Dunimaitus ta tha 187 anhaile an		Neighbourhood Centr	es king distance of an employ	mont allocatio	n			
Proximity to the Workplace					ווע			
Public Transport	5 ivity 5		alking distance of one or mo		network			
PROW and Cycling Connect Vehicle Access	3 3		Site is within 100m walking distance to either a PROW or cycle network There are no visible constraints that would likely prevent the implementation of a route					
V CHILLE ALLESS	3		ess into/adjacent to the site		prementation of a route			
Strategic Road Access	N/A							
Designated Heritage Assets		Site does not contain	any designated heritage as	sets				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritag	ge assets				
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegunsultation Area	uarding Area.	Site is not within a			
Defined Open Space	5		n an area defined as Open S	Space, an exis	ting/proposed Country			
Green Belt & Green Wedge	0		te (90% or more) lies within	the Metropo	litan Green Belt or Green			
Land Classification	0 Site is predominantly Greenfield and primarily within the land classification/s: 0 Grade 2 or Grade 3				classification/s: Grade 1,			
Protected Natural Features	3	Site does not compris designated protected	e of any protected natural f natural feature or within 5					
Fland Biol. Cometrainte	-	designated protected						
Flood Risk Constraints	5	Site is wholly within F		Λ				
Air Quality Management A		Site is in excess of 500m from a designated AQMA Ground treatment is not expected to be required						
Ground Condition Constraints	5	Site has no neighbouring constraints						
Neighbouring Constraints Provimity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City						
Proximity to Key Services	U		am Ferrers Town Centre	I IIIOTE SELVICI	es and the City			
Community Facilities	3	- I	out additional strain on but 1001/healthcare facility/plac					
Comments on Suitability	Outsi		s stops. Unclear if there exis	sts existing ve	hicle access.			
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector					
Land Condition	5	Vacant land & building						
Legal Constraints	5	Site does not face any	known legal issues					
Planning Permission or	N/A	<u>, , , , , , , , , , , , , , , , , , , </u>	=					
Allocation	, , ,							
Comments on Availability	Agre	ed overage with previous	owner re residential develo	pment on so	me of the land.			
Achievability Criteria:			Achievabilit	ty Rating:	Yellow			
Viability	5	Development is likely		<u>. </u>				
Timescale for Deliverability		Over 5 years						
Comments on Achievability								

SHELAA Reference:	CFS228	3	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land N	orth W	est of Rettendon Turr	npike, R	ettendon, Chelms	ford		
Parish:	Retten	don		Total	Score:	100		
Developable Site Area	3			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	59			Typol	ogy:	3		
Proposed Use:	Resider	ntial		Comn	nents on the size			
				of site	:			
Suitability Criteria:					Suitability Ra	ating:	Red	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops an	d services within	
·			Chelmsford City Centre Neighbourhood Centre		Woodham Ferrers T	own Centre o	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wall	king dista	nce of an employm	ent allocatior	ı	
Public Transport		5	Site is within 400m walking distance of one or more services					
PROW and Cycling Connect	tivity	5	Site is within 100m wa	lking dis	tance to either a PR	OW or cycle r	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain any designated heritage assets					
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	ological intere	est	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area	J		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	2	0	The majority of the sit Wedge	e (90% o	r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification 0			Site is predominantly (Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features	5	3	Site does not comprise designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 Centre/South Woodha		,	more services	s and the City	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. V	ehicle access from F	Rettendon tur	npike.	
Availability Criteria:			-		Availability R		Green	
Land Ownership		5	Held by developer/wil	ling own		- 0		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or		N/A	1	<u> </u>	· ·			
Allocation								
Comments on Availability		Agreed	l overage with previous	owner re	residential develop	ment on som	e 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		2	7 Nov 2024
Site Address:	Land East	of A130 and North West	of Runw	ell Road, Rettend	on	
Parish:	Rettendon		Total S	core:	100	
Developable Site Area	2.982		Reason	n for	Gas pipe a	ind Buffer (0.248ha)
(ha):			discou	nted areas:		
Potential Yield:	58		Typolo	gy:	3	
Proposed Use:	Residentia	I	Comm	ents on the size		
			of site:			
Suitability Criteria:				Suitability Ra	ting:	Red
Proximity to Employment A	reas 5	Site is outside of any	existing/p	roposed employme	nt allocation	
Impact on Retail Areas	5	Development does no	ot result in	the loss of establis	hed shops an	d services within
		Chelmsford City Centi Neighbourhood Centi		Noodham Ferrers T	own Centre o	or any designated
Proximity to the Workplace	5	Site is within 2km wa		nce of an employm	ent allocation	1
Public Transport	5	Site is within 400m w	alking dist	ance of one or mor	e services	
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking dist	ance to either a PR	OW or cycle r	network
Vehicle Access	5	A route exists enablin	ng vehicle a	access into/adjacen	t to the site	
Strategic Road Access	N/	A				
Designated Heritage Assets	5	Site does not contain	any desig	nated heritage asse	ts	
Non-Designated Heritage A	ssets 5	Site does not contain	any non-c	lesignated heritage	assets	
Archaeological Assets	5	Site is not thought to		•		
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		Ü	rding Area. S	ite is not within a
Defined Open Space	5				ace, an existi	ng/proposed Country
		Park or 'Other' Green	Space			
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or	more) lies within t	he Metropoli	tan Green Belt or Green
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfiel	d and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features	3					within 100m of a locally
		designated protected			of an inter	national/national
Flood Bisk Constraints	5	designated protected Site is wholly within F				
Flood Risk Constraints						
Air Quality Management Ar Ground Condition Constrair		Site is in excess of 500m from a designated AQMA Ground treatment is not expected to be required				
Neighbouring Constraints	0	Site has neighbouring		•	l for mitigation	on .
Proximity to Key Services	0	Site is in excess of 2kr		•		
Frominity to key services		Centre/South Woodh	_			and the only
Community Facilities	3	Development would p			ot result in th	e loss of on an
		existing/proposed sch	nool/healt	hcare facility/place	of worship/s	ports, leisure, or
Community on College Little	0	recreation facility tside of DSB. In range of bu	s stone 1/	phielo access from D	ottondon t	mniko
Comments on Suitability	Ou	iside of DSB. In range of bu	s stops. Ve			<u> </u>
Availability Criteria:		1		Availability R	tating:	Green
Land Ownership	5	Held by developer/wi		er/public sector		
Land Condition	5	Vacant land & buildin		and income		
Legal Constraints	5	Site does not face any	y known le	gai issues		
Planning Permission or Allocation	N/	A				
Comments on Availability	Ag	reed overage with previous	owner re	residential develop	ment on som	e of the land.
Achievability Criteria:				Achievability	Rating:	Yellow
Viability	5	Development is likely	viable			ı
Timescale for Deliverability		Over 5 years				
Comments on Achievability						

SHELAA Reference:	CFS230	RAG Rating:	Red	2	7 Nov 2024			
Site Address:	Land Nort	h West of Hillminster, Ha	awk Hill, Rettendon, Wick	ford				
Parish:	Rettendor	1	Total Score:	92				
Developable Site Area	2.3		Reason for					
(ha):			discounted areas:					
Potential Yield:	45		Typology:	3				
Proposed Use:	Residentia	l	Comments on the size					
			of site:	e:				
Suitability Criteria:			Suitability F	lating:	Red			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation				
Impact on Retail Areas	5	Development does no	ot result in the loss of establ	ished shops ar	nd services within			
		-	re, South Woodham Ferrers	Town Centre	or any designated			
	_	Neighbourhood Centi						
Proximity to the Workplace			lking distance of an employ		n 			
Public Transport	5		alking distance of one or mo					
PROW and Cycling Connect			to either an existing PROW	•	ork			
Vehicle Access	5		ng vehicle access into/adjace	ent to the site				
Strategic Road Access	N/		1					
Designated Heritage Assets			any designated heritage ass					
Non-Designated Heritage A			any non-designated heritag					
Archaeological Assets	5		contain any assets of archae					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	e is within a Minerals Safegu Insultation Area	iarding Area. S	oite is not within a			
Defined Open Space	5		in an area defined as Open S	Space, an exist	ing/proposed Country			
Crean Dalt O Crean Media	0	Park or 'Other' Green	•	the Metronel	itan Craan Balt ar Craan			
Green Belt & Green Wedge	0	Wedge	te (90% or more) lies within	the Metropol	itan Green Beit of Green			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wi	thin the land o	classification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholl	y comprises of one or more	protected nat	ural features			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQM	4				
Ground Condition Constrain	nts 5	Ground treatment is	not expected to be required					
Neighbouring Constraints	0	Site has neighbouring	constraints with no potent	ial for mitigation	on			
Proximity to Key Services	0		m walking distance of one o	r more service	s and the City			
		· · · · · · · · · · · · · · · · · · ·	am Ferrers Town Centre					
Community Facilities	3	· ·	out additional strain on but nool/healthcare facility/plac					
		recreation facility	1001/Hearthcare raciiity/piac	e or worship/s	sports, leisure, or			
Comments on Suitability	Ou		s stops. Vehicle access from	Rettendon tu	rnpike. 2.281ha protected			
comments on suitability		der TPO/2001/078, covering						
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/wi	illing owner/public sector	-	•			
Land Condition	5	Vacant land & buildin	gs					
Legal Constraints	5	Site does not face any	y known legal issues					
Planning Permission or	N/	A						
Allocation								
Comments on Availability	Ag	reed overage with previous	owner re residential develo	pment on son	ne of the land.			
Achievability Criteria:			Achievabilit	y Rating:	Yellow			
Viability	5	Development is likely	viable					
Timescale for Deliverability	4	Over 5 years						
Comments on Achievability		·		-				

SHELAA Reference:	CFS231	RAG Rating:	Red	2	7 Nov 2024		
Site Address:	Land South	n of Burnham Road, Batt	tlesbridge, Wickford				
Parish:	Rettendon		Total Score:	95			
Developable Site Area	14.254		Reason for	Gas pipe	and Buffer (0.238ha),		
(ha):			discounted areas:		line (0.208ha)		
Potential Yield:	244		Typology:	1			
Proposed Use:	Residentia		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation	•		
Impact on Retail Areas	5	Development does no	Development does not result in the loss of established shops and services within				
			re, South Woodham Ferrers	Town Centre	or any designated		
	_	Neighbourhood Cent					
Proximity to the Workplace			lking distance of an employr		n ————————————————————————————————————		
Public Transport	5		valking distance of one or mo				
PROW and Cycling Connect			valking distance to either a Pl	-	network		
Vehicle Access	5		ng vehicle access into/adjace	nt to the site			
Strategic Road Access	N/						
Designated Heritage Assets			any designated heritage ass				
Non-Designated Heritage A			any non-designated heritag				
Archaeological Assets	5		contain any assets of archae				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegu onsultation Area	arding Area. S	ite is not within a		
Defined Open Space	5	Site does not lie with	in an area defined as Open S	pace, an exist	ing/proposed Country		
		Park or 'Other' Green					
Green Belt & Green Wedge	0	The majority of the si Wedge	ite (90% or more) lies within	the Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wi	thin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	y comprises of one or more	protected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 50	Om from a designated AQMA	4			
Ground Condition Constrain	nts 5	Ground treatment is	not expected to be required				
Neighbouring Constraints	0	Site has neighbouring	constraints with no potenti	al for mitigation	on		
Proximity to Key Services	0	Site is in excess of 2ki	m walking distance of one or	more service	s and the City		
			nam Ferrers Town Centre				
Community Facilities	3	· ·	put additional strain on but i				
		recreation facility	hool/healthcare facility/place	e or worsnip/s	sports, leisure, or		
Comments on Suitability	Ou		s stops. Vehicle access from	Rettendon tu	rnnike. 0.238ha protected		
Comments on Sultubility			art of this TPO in the easterr				
Availability Criteria:	•	<u> </u>	Availability	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector	J-	1		
Land Condition	3	Low intensity land us					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/		<u>. </u>				
Allocation	''						
Comments on Availability	Agı	reed overage with previous	owner re residential develo	pment on son	ne of the land.		
Achievability Criteria:			Achievabilit	y Rating:	Yellow		
Viability	5	Development is likely	viable		•		
Timescale for Deliverability	4	Over 5 years					

SHELAA Reference:	CFS23	2	RAG Rating:	Aml	per	2	7 Nov 2024
Site Address:	Land N	lorth Ea	ast of Meadow Road,	Rettend	lon, Chelmsford		
Parish:	Retter	ndon		Total	Score:	109	
Developable Site Area	17			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	292			Typol	ogy:	1	
Proposed Use:	Mixed	Use		Comr	nents on the size		e is potentially suitable
				of site	e:	for all em	ployment use
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	Areas	5	Site is outside of any e	existing/	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace	9	5	Site is within 2km wal				n
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking dis	stance to either a PR	OW or cycle	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		2	Site has direct access	to or is a	djacent to a safegua	rded trunk ro	oad or B-road
Designated Heritage Assets	5	5	Site does not contain	-			
Non-Designated Heritage A	ssets	3	Site is adjacent to one				
Archaeological Assets		5	Site is not thought to	contain a	any assets of archaed	ological inter	est
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	,	5	Site does not lie within	•	etropolitan Green Be	lt or Green V	Vedge
Land Classification		0					classification/s: Grade 1,
Protected Natural Features	;	3	Site does not comprise designated protected designated protected	natural i	feature or within 500		within 100m of a locally rnational/national
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1		
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts	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 2kn Centre/South Woodha			more service	s and the City
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		-	nt to DSB. In range of bu	-		edestrian ac	cess. Primary school is
Availability Criteria:		locally	listedPriority habitats w	icinii tile	Availability F	eting:	Green
		2	Promoter has an option	n to	•		
Land Ownership		3 5	Vacant land & building		chase site of Collabo	nate WILII EXI	isting OWITEI
Land Condition			Site does not face any		عمدا ندديود		
Legal Constraints		5	Site does not race any	VIIOMII	iegai issues		
Planning Permission or Allocation		N/A					
Comments on Availability		Agreed	d overage with previous	owner re	1		ne 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	2	7 Nov 2024		
Site Address:	Land Sout	th East of Rettendon Place	e, Main Road, Rettendon,	Chelmsford	l		
Parish:	Rettendo	n	Total Score:	102			
Developable Site Area	30.32		Reason for				
(ha):			discounted areas:				
Potential Yield:	371		Typology:	27			
Proposed Use:	Residenti	al	Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Chelmsford City Centi Neighbourhood Centi		own Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5		alking distance to either a PR	· · · · · · · · · · · · · · · · · · ·	network		
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacen	t to the site			
Strategic Road Access	N	/A					
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrair		Minerals or Waste Co					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropol	itan Green Belt or Greer		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrair	nts 5	Ground treatment is a	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	Site has no neighbouring constraints				
Proximity to Key Services	0	Centre/South Woodh	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	existing/proposed sch recreation facility	out additional strain on but no nool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability	0.		us stops. There are road links /1989/064, straddling the sou ight angles to the south.				
Availability Criteria:	Ju		Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector		1 3.00		
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	•				
Planning Permission or Allocation		/A	,				
Comments on Availability	Aş	greed overage with previous	owner re residential develop	ment on son	ne of the land.		
	1 7	<u> </u>	Achievability		Yellow		
Achievahility Criteria							
		Development is likely		Mating.	Tellow		
Achievability Criteria: Viability Timescale for Deliverability	5	Development is likely Over 5 years		itatilig.	Tellow		

SHELAA Reference:	CFS234	RAG Rating:	Red		2	7 Nov 2024
Site Address:	Land North	East of Rettendon Turn	npike, Ret	tendon, Chelmsfo	ord	
Parish:	Rettendon		Total S	core:	105	
Developable Site Area	9.36		Reason	n for		
(ha):			discou	nted areas:		
Potential Yield:	161		Typolo	gy:	2	
Proposed Use:	Residential		Comm	ents on the size		
			of site:			
Suitability Criteria:				Suitability Ra	ting:	Red
Proximity to Employment A	reas 5	Site is outside of any	existing/p	roposed employme	nt allocation	
Impact on Retail Areas	5	Development does no	ot result in	the loss of establis	hed shops an	d services within
		Chelmsford City Centr Neighbourhood Centr		Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace	5	Site is within 2km wal	lking dista	nce of an employme	ent allocatior	1
Public Transport	5	Site is within 400m w	alking dist	ance of one or more	e services	
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking dist	ance to either a PRO	OW or cycle r	network
Vehicle Access	5	A route exists enablin	g vehicle	access into/adjacen	t to the site	
Strategic Road Access	N/A					
Designated Heritage Assets	3	Site is adjacent to one	e or more	designated heritage	assets	
Non-Designated Heritage A	ssets 5	Site does not contain	any non-c	lesignated heritage	assets	
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaec	ological intere	est
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	nsultation	n Area	ū	
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country
Green Belt & Green Wedge	0	The majority of the si	te (90% or	more) lies within tl	he Metropoli	tan Green Belt or Green
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfiel	d and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features	5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints	5	Site is wholly within F	lood Zone	1		
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ring constr	aints		
Proximity to Key Services	0		Site is in excess of 2km walking distance of one or more services and the City			
		Centre/South Woodh				
Community Facilities	3	Development would p existing/proposed sch recreation facility	nool/healt	hcare facility/place	of worship/s	ports, leisure, or
Comments on Suitability		side of DSB. In range of but			om the Woo	dham Road and
	Rett	endon turnpike. Adjacent	Grade II li			
Availability Criteria:				Availability R	Rating:	Green
Land Ownership	5	Held by developer/wi		er/public sector		
Land Condition	5	Vacant land & buildin	_			
Legal Constraints	5	Site does not face any	y known le	gal issues		
Planning Permission or Allocation	N/A					
Comments on Availability	Agre	eed overage with previous	owner re	residential develop	ment on som	e of the land.
Achievability Criteria:				Achievability	Rating:	Yellow
Viability	5	Development is likely	viable			1
Timescale for Deliverability		Over 5 years				
Jood. C. Denverability		,				

Proximity to Employment Areas Social Soci	SHELAA Reference:	CFS235	<u> </u>	RAG Rating:	Aml	per	2	7 Nov 2024	
Developable Site Area 0.3 Reason for discounted areas: 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 Proximity to Employment Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighborhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport Site is within 2km walking distance of an employment allocation Public Access Site is within 2km walking distance of an employment allocation Public Access Site is within 2km walking distance of one or more services Proximity to the Workplace Site is not connected to either an existing PROW or cycle network Vehicle Access Site of a not conclude access into/Adjacent to the site Strategic Road Access N/A	Site Address:	Rembra	andt Ho	ouse Blasford Hill Littl	e Walth	nam Chelmsford Es	ssex CM3 3F	PF	
Comments on the size Proposed Use: Residential Comments on the size Residential Comments on the size Residential Comments on the size Of site: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within Chemisford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Neighbourhood Centres Neighbourhood Centres Proximity to the Workplace S Site is within Xem walking distance of an employment allocation Public Transport S Site is within Xem walking distance of one or more services Proximity to the Workplace S Site is within 400m walking distance of one or more services Proximity to the Workplace S Site is within Xem walking distance of one or more services Proximity to Chemistry Proximity to the Workplace S Site is within Authorn walking distance of one or more services Proximity to Chemistry Proximity Chemistry	Parish:	Little W	/althan	า	Total	Score:	102		
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is ont 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 Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Minerals & Waste Consultation Area Afchaeological Assets Minerals or Waste Consultation Area Minerals or Waste Consultation Area Defined Open Space 5 Site does not the thin an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 10 The majority of the site (90% more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 10 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is artilly or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is artilly or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is mexess of 500m from a designated AQMA Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints 5 Si	Developable Site Area	0.3			Reaso	on for			
Proposed Use: Residential Comments on the size of site: Suitability Rating: Amber	(ha):				disco	unted areas:			
Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Public Transport S Site is within 2km walking distance of an employment allocation Public Transport S Site is within 400m walking distance of one or more services PROW and Cycling Connectivity O Site is not connected to either an existing PROW or cycle network Vehicle Access Non-Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Minerals or Waste Consultation Area Defined Open Space S Site does not contain any assets of archaeological interest Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features S Site is within 2km walking distance of one or more protected natural features Flood Risk Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is a wholly within Flood Zone 1 Availability Criter	Potential Yield:	9			Typol	ogy:	17		
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Resider	ntial		Comr	ments on the size			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation					of site	e:			
Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:					Suitability Ra	ating:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S	Proximity to Employment A	reas	5	Site is outside of any e	existing/	proposed employme	nt allocation	•	
Neighbourhood Centres	Impact on Retail Areas		5	Development does no	t result i	in the loss of establis	hed shops ar	d services within	
Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 2km 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 in thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services 3 Site is within 2km expected to be required 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 Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Legal Constraints 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable						Woodham Ferrers T	own Centre	or any designated	
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 Non-Designated Heritage Assets 5 Site does not contain any anon-designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Safeguarding Area. Site is not within a Minerals or Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 10 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 20 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 3 Site is more involved the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 3 Site is partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is metabolity in Flood Zone 1 3 Site is within Flood Zone 1 3 Site is within 2 from the distracted AQMA Ground Condition Constraints 5 Site is no eighbouring constraints 5 Site is within 2 from Centre Community Facilities 5 Site is within 2 from Centre Community Facilities 5 Site is within 2 from Centre 1 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 1 Development would not	5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1								
PROW and Cycling Connectivity Osite is not connected to either an existing PROW or cycle network Vehicle Access A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge On The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is not within an area defined adprimarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Site is wholly within Flood Zone 1 Site is nexcess of 500m from a designated AQMA Ground Condition Constraints Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Oevelopment would not 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/2011/066, TPO/2018/005. Availability Criteria: Availability Rating: Green Achievability Criteria: Jeste does not face any known legal issues Achievability Criteria: Jeste does not face any known legal issues Achievability								1	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than \$ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 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 in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring 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 Land Ownership 5 Held by developer/willing owner/public sector Land Own	· · · · · · · · · · · · · · · · · · ·							al.	
Strategic Road Access								II K	
Designated Heritage Assets Non-Designated Heritage Assets Solite does not contain any designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not within a minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Osite is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Land Classification Osite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Osite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Froximity to Key Services 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre 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: Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Site over other purposes. Achievability Criteria: Up to 5 years Achievability Rating: Green									
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Second Condition Constraints S Ground treatment is not expected to be required	Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Neighbouring Constraints 5	Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA			
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 Comments on Suitability Comments on Suitability Title Suitability Comments on Suitability Comments on Suitability Suitability Criteria: Availability Rating: Availability Rating: Green Land Ownership Legal Constraints Suitability 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 Suitability Sui	Ground Condition Constrain	nts	5	Ground treatment is n	ot expe	cted to be required			
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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: 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 Comments on Availability Site currently in use for other purposes. Achievability Criteria: Achievability Criteria: Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		3				nd/or the Cit	y Centre/South	
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Site currently in use for other purposes. Achievability Criteria: Availability Rating: Site does not face any known legal issues N/A Allocation Comments on Availability Site currently in use for other purposes. Achievability Criteria: Achievability Rating: Achievability Site currently in use for other purposes. Achievability Site currently in use for other purposes. Achievability Rating: Site over other purposes.	Community Facilities		5	existing/proposed sch					
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 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 Suitability		Outside	•	stops. (0.011ha protected ur	nder TPO/201	1/006, TPO/2018/005.	
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Land Condition 4 Established single use 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			5	Held by developer/wil	ling owr	·			
Legal Constraints Planning Permission or Allocation Comments on Availability Site currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•					,			
Planning Permission or Allocation Comments on Availability Site currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				9					
Allocation Comments on Availability Site currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years									
Comments on Availability Site currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			,						
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			Site cui	rrently in use for other p	ourposes	5.			
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:					Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	· · · · · · · · · · · · · · · · · · ·		5	Development is likely	viable				
	-								
	Comments on Achievability		-	, , , , , , , , , , , , , , , , , , ,					

SHELAA Reference:	CFS23	6	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land N	orth W	est of Sundayville, Ly	nfords I	Orive, Runwell, Wid	ckford		
Parish:	Runwe	:II		Total	Score:	100		
Developable Site Area	18.241			Reaso	on for	Gas pipe a	and Buffer (0.123ha),	
(ha):				disco	unted areas:		line (0.236ha)	
Potential Yield:	313			Typol	ogy:	1+36		
Proposed Use:	Mixed	ixed Use			nents on the size	Size of sit	e is potentially suitable	
				of site	e:	for all em	ployment use	
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/	proposed employme	nt allocation	•	
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centr					
Proximity to the Workplace	j	5	Site is within 2km wall				n	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling					
Strategic Road Access		4	Site has direct access		· · · · · · · · · · · · · · · · · · ·		rk	
	Designated Heritage Assets 5				gnated heritage asse			
Non-Designated Heritage A	ssets	5	Site does not contain					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co		_	rding Area. S	iite is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		0		•	or more) lies within th	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		0	Grade 2 or Grade 3 Site partially or wholly	, compri	ses of one or more n	rotected nat	ural features	
Flood Risk Constraints	'	5	Site is wholly within Fl			Tottetted Hat	urar reatures	
Air Quality Management Ar	.036	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	111.3	0	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services		0	Site is in excess of 2kn					
Proximity to key services		U	Centre/South Woodha		•	nore service	s and the city	
Community Facilities		3	Development would p					
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or	
			recreation facility					
Comments on Suitability			e of DSB. In range of bus rth. Adjacent to Runwell		•		110 is adjoining the site to	
Availability Criteria:		the no	Till. Adjacent to Kullwen	ПОЗРІТА	Availability R		Green	
•	I	_	Held by developer/wil	ling over		atilig.	GIECH	
Land Ownership Land Condition		5			iei/haniic sectoi			
			Vacant land & buildings Site does not face any known legal issues					
Legal Constraints		5 N/A	Site does not race ally	KIIOWII	egai issues			
Planning Permission or Allocation		N/A						
Comments on Availability		Electri	c pylons run through the	site.				
Achievability Criteria:			.,		Achievability	Rating:	Green	
Viability Circuit.		5	Development is likely	viable	, terrie vability			
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		J	op to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS238	RAG Rating:	Red	2	7 Nov 2024	
Site Address:	Parklands W	est Hanningfield Road,	Great Baddow, Chelmsf	ord, Essex C	M2 8HR	
Parish:	Great Baddo	W	Total Score:	106		
Developable Site Area	0.17		Reason for			
ha):			discounted areas:			
Potential Yield:	5		Typology:	18		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability R		Red	
Proximity to Employment A	reas 5		existing/proposed employm			
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		Town Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employn	nent allocatio	n	
Public Transport	5	Site is within 400m wa	alking distance of one or mo	re services		
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW	or cycle netwo	ork	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjace	nt to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5		any designated heritage ass			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritag	e assets		
Archaeological Assets	5	_	contain any assets of archae			
Minerals & Waste Constrain		Minerals or Waste Co				
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within	the Metropol	itan Green Belt or Greer	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	thin the land	classification/s: Grade 1,	
Protected Natural Features	3		e of any protected natural fon natural feature or within 50 natural feature			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA	4		
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers Tov	king distance of all services wn Centre	and/or the Ci	ty Centre/South	
Community Facilities	5	existing/proposed sch recreation facility	not result in the loss of nor p nool/healthcare facility/place	e of worship/s	sports, leisure, or	
Comments on Suitability	Adjac	cent to Urban Area. In ran	ge of bus stops. Present peo	destrian acces	s via 'Parklands'.	
Availability Criteria:			Availability	Rating:	Green	
and Ownership	5	Held by developer/wi	lling owner/public sector			
and Condition	5	Vacant land & building	gs			
egal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability	Form	s part of residential garde	en			
Achievability Criteria:	-		Achievabilit	y Rating:	Green	
Viability	5	Development is likely		,		
Timescale for Deliverability		Up to 5 years				
Comments on Achievability		, , , , , , ,				

SHELAA Reference:	CFS239)	RAG Rating:	Amber	2	7 Nov 2024	
Site Address:	Land Sc	outh of	The Old Rectory, Mas	shbury Road, Chignal St Ja	ames		
Parish:	Chignal			Total Score:	113		
Developable Site Area	0.13			Reason for			
(ha):				discounted areas:			
Potential Yield:	4			Typology:	18		
Proposed Use:	Resider	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	ent allocation		
Impact on Retail Areas		5	•	t result in the loss of establis	•		
			· · · · · · · · · · · · · · · · · · ·	e, South Woodham Ferrers	Town Centre	or any designated	
Dog dog to the Alexander land		_	Neighbourhood Centre		ant allocation		
Proximity to the Workplace		5		king distance of an employm		<u> </u>	
Public Transport	to stand	5		Iking distance of one or mo		a atura ele	
PROW and Cycling Connect	ivity	5		Iking distance to either a PR vehicle access into/adjacer		TELWOIK	
Vehicle Access		5	A LOUIC EVISTS GLIGDILLE	vernicie access into/aujacer	it to the site		
Strategic Road Access		N/A	Site does not contain	any designated heritage asse	ntc .		
Designated Heritage Assets		5 3		any designated heritage asse or more non-designated he			
Non-Designated Heritage A	ssets	5	-	contain any assets of archae		oct	
Archaeological Assets Minerals & Waste Constrain	oto	5		is within a Minerals Safegua			
Willierais & Waste Constrain	its	5	Minerals or Waste Cor	•	ilullig Alea. 3	ite is not within a	
Defined Open Space		5		an area defined as Open Sp	pace, an existi	ing/proposed Country	
			Park or 'Other' Green S	Space	•		
Green Belt & Green Wedge	!	5	Site does not lie within	the Metropolitan Green Be	lt or Green W	/edge	
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily wit	hin the land c	lassification/s: Grade 1,	
Protected Natural Features		5		m of any locally designated international/national desig	•		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts	5		ot expected to be required			
Neighbouring Constraints		5	Site has no neighbouri	-			
Proximity to Key Services		0	Centre/South Woodha	n walking distance of one or Im Ferrers Town Centre			
Community Facilities		5		ot result in the loss of nor prool/healthcare facility/place			
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. Site has road frontag	e. Adjacent to	buildings of local value.	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	S			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or		N/A					
Allocation							
Comments on Availability				A shi su shilit.	, Dating:	Groon	
Achievability Criteria:		_	Davidonm ant in litera	Achievability	/ Kating:	Green	
Viability		5	Development is likely	/lable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS24	1	RAG Rating:	Amk	er	2	7 Nov 2024		
Site Address:	Civic C	entre L	and Site, Duke Street,	Chelms	ford				
Parish:	Chelms				Score:	99			
Developable Site Area	1.926			Reasc	n for	Electricity	substation (0.004ha)		
(ha):				disco	unted areas:				
Potential Yield:	197			Typol	ogy:	13+31+35			
Proposed Use:	Mixed	Use		Comn	nents on the size	Size of sit	e is potentially suitable		
				of site):	for all em	ployment use		
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	3	Site is adjacent to an e	existing/	•				
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within		
·			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated						
			Neighbourhood Centr						
Proximity to the Workplace	!	5	Site is within 2km wall				n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling						
Strategic Road Access		4	Site has direct access t				rk		
Designated Heritage Assets		0	Site contains one or m		<u> </u>				
Non-Designated Heritage A	ssets	0	Site contains one or m						
Archaeological Assets		5	_	to contain any assets of archaeological interest site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	ite is not within a		
Defined Open Space		5				ace, an exist	ing/proposed Country		
Defined Open Space		5	Park or 'Other' Green		acimea as open sp	acc, an exist			
Green Belt & Green Wedge		5	Site does not lie within	n the Me	tropolitan Green Bel	lt or Green V	Vedge		
Land Classification		5	Site is predominantly	Previous	ly 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 Ar	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on		
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	_		and/or the C	ity Centre/South		
Community Facilities		0	Development would re facility/place of worsh		-		chool/healthcare		
Comments on Suitability			Urban Area. Within ran	_	•		· ·		
			ly within conservation ar				es protected by		
A 11 1 1111 A 11 1		170/2	006/010 are located on 0	Lovai Lai			1 2		
Availability Criteria:	1		I		Availability R	lating:	Green		
Land Ownership		5	Held by developer/wil	-	er/public sector				
Land Condition		2	Established multiple u						
Legal Constraints		5	Site does not face any known legal issues						
Planning Permission or Allocation		Site is	already allocated in L	ocal Pla	in forming SGS1e				
Comments on Availability	city substation on site. Si	ite curre	ntly in use for other	purposes.					
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	•		1		
		5	Up to 5 years						
Timescale for Deliverability		J	00 10 0 700.0						

Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria:	Play Ar Danbu 0.05		ilee Rise, Danbury, Ch		d		<u> </u>		
Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria:	Danbu 0.05		••						
(ha): Potential Yield: Proposed Use: Suitability Criteria:			Total Score: 110						
Potential Yield: Proposed Use: Suitability Criteria:	2			Reasor	n for				
Proposed Use: Suitability Criteria:	2			discou	nted areas:				
Suitability Criteria:				Typolo	gy:	19			
	Reside	ntial		Comm	ents on the size				
				of site:	<u> </u>				
Described to the E. J. C. C.					Suitability Ra	ting:	Amber		
Proximity to Employment Ar	eas	5	Site is outside of any e	existing/pr	roposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result in	the loss of establis	hed shops ar	nd services within		
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated						
			Neighbourhood Centro						
Proximity to the Workplace		5	Site is within 2km wall				1		
Public Transport		0	Site is in excess of 400						
PROW and Cycling Connectiv	/ity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g venicie a	access into/adjacen	t to the site			
Strategic Road Access									
Designated Heritage Assets		5	Site does not contain a	<u> </u>					
Non-Designated Heritage Ass							not.		
Archaeological Assets		5	_	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constraint	ts	5	Minerals or Waste Cor			ruing Area. S	ite is not within a		
Defined Open Space		5	Site does not lie within			ace, an existi	ing/proposed Country		
zemied open opace		•	Park or 'Other' Green			•	5.1 1		
Green Belt & Green Wedge		5	Site does not lie within	n the Met	ropolitan Green Be	lt or Green W	/edge		
Land Classification		3	Site is predominantly			_			
Protected Natural Features		0	classification/s: Grade Site partially or wholly						
Flood Risk Constraints		5	Site is wholly within Fl		•	Tottetted Hatt	arar reacares		
Air Quality Management Are	as	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constraint		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 wall			nd/or the Cit	y Centre/South		
		Ū	Woodham Ferrers Tov			,	, ,		
Community Facilities		5	Development would n		·				
			existing/proposed school/healthcare facility/place of worship/sports, leisure, or						
Commonto en Cuitabilita		\\/i+hin	recreation facility DSB. Two trees protected by TPO/2006/063 are located within 15m of the site to the rear.						
Comments on Suitability			may be veteran trees.	ed by IPO	1/2006/063 are loca	itea within 13	om of the site to the rear.		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	lling owne	•				
Land Condition		4	Established single use		, , , , , , , , , , , , , , , , , , , ,				
Legal Constraints		5	Site does not face any known legal issues						
Planning Permission or		N/A							
Allocation		, , .							
Comments on Availability		Electric	city substation on site.						
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable			1		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		-	<u> </u>						

SHELAA Reference:	CFS253	RAG Rating:	Amber		2	27 Nov 2024		
Site Address:	Allotment G	ardens, Hill Road South	n, Chelmsford					
Parish:	Chelmsford	·	Total Score:		89			
Developable Site Area	2.38		Reason for					
(ha):			discounted ar	eas:				
Potential Yield:	47		Typology: 3					
Proposed Use:	Residential		Comments or	n the size				
			of site:					
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	reas 5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas	5	Development does no	t result in the loss	s of establish	ed shops a	nd services within		
		Chelmsford City Centr Neighbourhood Centr		ım Ferrers To	wn Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wal	king distance of a	n employme	nt allocatio	n		
Public Transport	5	Site is within 400m wa	alking distance of	one or more	services			
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existi	ng PROW or	cycle netwo	ork		
Vehicle Access	5	A route exists enablin	g vehicle access ir	nto/adjacent	to the site			
Strategic Road Access	N/A							
Designated Heritage Assets	3	Site is adjacent to one	or more designate	ted heritage	assets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designat	ed heritage a	ssets			
Archaeological Assets	contain any assets							
Minerals & Waste Constrain	nts 5	Less than 5ha of a site		rals Safeguard	ding Area. S	Site is not within a		
- C 10 0		Minerals or Waste Co		1 0 6		l' / C		
Defined Open Space	3	Park or 'Other' Green		i as Open Spa	ice, an exis	ting/proposed Country		
Green Belt & Green Wedge	0		•	lies within th	e Metropol	itan Green Belt or Green		
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					within 100m of a locally		
o to to to a riata a ri cata co		designated protected						
		designated protected						
Flood Risk Constraints	0		Over 50% of the site area is within Flood Zone 3					
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		Ground treatment is expected to be required on the majority (90% or more) of the site						
Neighbouring Constraints	5	Site has no neighbour						
Proximity to Key Services	5	Site is within 800m wa		all services a	nd/or the 0	City Centre/South		
Community Facilities	3	Woodham Ferrers To		in on hut not	recult in th	he loss of on an		
Community Facilities	3	existing/proposed sch recreation facility						
Comments on Suitability	With	in Urban Area. In range of	f bus stops. Adjace	ent to conser	vation area	a. Allotments. Chelmsford		
		ermeadows (LoWS) borde						
Availability Criteria:			Avai	lability Ra	ating:	Yellow		
Land Ownership	5	Held by developer/wi	lling owner/public	csector				
Land Condition	4	Established single use	!					
Legal Constraints	0	Site faces known lega	lissues					
Planning Permission or	N/A							
Allocation								
Comments on Availability	Stati	itory allotment site. Site c	urrently in use for	r other purpo	ses.			
Achievability Criteria:	-		Achie	evability	Rating:	Green		
Viability	5	Development is likely		- 1				
Timescale for Deliverability		Up to 5 years						
Tilliescale for Deliverability								

SHELAA Reference:	CFS25	4	RAG Rating:	Amb	er	2	7 Nov 2024		
Site Address:	Freigh	ter Hou	se Depot,Drovers Wa	y, Borel	nam, Chelmsford				
Parish:	Boreh	am		Total	Score:	97			
Developable Site Area	2.807			Reasc	n for	Gas pipe a	and Buffer (0.062ha),		
(ha):				disco	unted areas:	Electricity	Substation (0.001ha)		
Potential Yield:	252			Typol	ogy:	11+32+36	i i		
Proposed Use:	Mixed	Use		Comn	nents on the size		e is potentially suitable		
				of site	:	for all em	ployment use		
Suitability Criteria:			Suitability Rating: Amber						
Proximity to Employment A	Areas	0	Site is wholly/partially	located	within an existing/p	roposed emp	oloyment allocation		
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centre						
Proximity to the Workplace	5	Site is within 2km wall				n			
Public Transport		5	Site is within 400m wa						
· · · · · · · · · · · · · · · · · · ·	ROW and Cycling Connectivity 0 Site is not connected to either an existing PROW or cycle network						Drk		
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						work			
Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets									
Non-Designated Heritage A	ssets	5							
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Minerals & Waste Constrai	nts	5	Minerals or Waste Co			rding Area. S	oite is not within a		
Defined Open Space	Defined Open Space					ace an exist	ing/proposed Country		
Defined Open Space	5	Park or 'Other' Green		r demica as open sp	acc, an exist	mg/proposed country			
Green Belt & Green Wedge)	5	Site does not lie within	n the Me	tropolitan Green Be	t or Green V	Vedge		
Land Classification		5	Site is predominantly	Previous	ly Developed Land				
Protected Natural Features	;	0	Site partially or wholly	compris	ses of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	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 wall Woodham Ferrers Tov			nd/or the Cit	ry Centre/South		
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability			Urban Area. Within rangelts protected by TPO/20				he northern parts of two		
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	ling own		-	•		
Land Condition		2	Established multiple u	ses					
Legal Constraints		5	Site does not face any	known I	egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site cu	rrently in use for other p	urposes	. Entire site is not wi	thin promote	ers control.		
Achievability Criteria:					Achievability	Rating:	Amber		
Viability		0	Development is likely	unviable					
Timescale for Deliverability	,	4	Over 5 years						
Comments on Achievability		-	1 7 - 2 - 0						
Comments on Acmevability		l							

SHELAA Reference:	CFS25	5	RAG Rating:	Yellow	2	7 Nov 2024					
Site Address:	Brand	and Ho	wes Ltd, 47 Baddow F	Road, Chelmsford, CM2	0DD						
Parish:	Chelm	sford		Total Score:	101						
Developable Site Area	0.09			Reason for							
(ha):				discounted areas:							
Potential Yield:	3	Typology: 22+31									
Proposed Use:	Mixed	Use		Comments on the size	Current s	ize of site is not					
				of site: suitable for large scale indust							
					use						
Suitability Criteria:				Suitability	Rating:	Yellow					
Proximity to Employment A	Areas	5	Site is outside of any e	y existing/proposed employment allocation							
Impact on Retail Areas		5	Development does no	Development does not result in the loss of established shops and services within							
·			Chelmsford City Centr	e, South Woodham Ferrer	s Town Centre	or any designated					
			Neighbourhood Centr								
Proximity to the Workplace	9	5		king distance of an employ		n					
Public Transport		5		alking distance of one or m							
PROW and Cycling Connect	tivity	0		o either an existing PROW	-	ork					
Vehicle Access		5		g vehicle access into/adjac							
Strategic Road Access O Site has no direct access to nor is adjacent to the strategic road network, princetwork, a safeguarded trunk road or a B-road					I network, primary road						
Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets											
	Designated Heritage Assets 5 Site does not contain any non-designated heritage assets										
Archaeological Assets	133013	5		contain any assets of archa		est					
Minerals & Waste Constrai	ntc	5	<u> </u>	is within a Minerals Safeg							
Willierais & Waste Collstial	1113	3	Minerals or Waste Co	_	darding Area. s	once is not within a					
Defined Open Space	efined Open Space			n an area defined as Open	Space, an exist	ting/proposed Country					
· ·			Park or 'Other' Green	Space							
Green Belt & Green Wedge					Vedge						
Land Classification	5 Site is predominantly Previously Developed Land										
Protected Natural Features	5	3	•	e of any protected natural		•					
			designated protected designated protected	natural feature or within 5	00m of an inte	ernational/national					
Flood Risk Constraints		0		rea is within Flood Zone 3							
Air Quality Management A	reas	5		m from a designated AQM	IA						
Ground Condition Constrai		0	Ground treatment is expected to be required on the majority (90% or more) of the site								
Neighbouring Constraints	1165	0		constraints with no poten		•					
Proximity to Key Services		5		alking distance of all servic							
Trommer to her derrices			Woodham Ferrers Tov	•	•	, ,					
Community Facilities		5		ot result in the loss of nor							
				ool/healthcare facility/pla	ce of worship/s	sports, leisure, or					
Commonto en Cuitabilita		\\/ithin	recreation facility	hus stons. Adiasont to so	convotion area	a. Within 100m of Chelmer					
Comments on Suitability			_	and SOPC000149 and ECC							
Availability Criteria:				Availability		Green					
Land Ownership		5	Held by developer/wil	ling owner/public sector	itating.	Green					
Land Ownership Land Condition		5	Vacant land & building								
Legal Constraints		5	Site does not face any								
Planning Permission or				he Local Plan forming p	art of CM/14						
Allocation		Site is	an eauy anocateu in t	ne Local Platt Tottling p	ait Oi CW10						
Comments on Availability		Site cu	rrently in use for other r	ourposes. Entire site is not	within promot	ers control.					
		5 50	,		•						
Achievability Criteria:		-	Douglanmant in lile	Achievabili	ty Kating:	Green					
Viability		5	Development is likely	viabie							
Timescale for Deliverability		5	Up to 5 years								
Comments on Achievability	/										

SHELAA Reference: 0	CFS256	5	RAG Rating:	Gree	en	2	7 Nov 2024		
Site Address:	Garage	s rear o	of 44 St Nazaire Road,	Chelm	sford				
Parish:	Chelms		,		Score:	118			
Developable Site Area	0.24			Reasc	n for				
(ha):				disco	unted areas:				
Potential Yield:	16			Typol	Typology: 9				
Proposed Use:	Resider	ntial			nents on the size				
·				of site	2:				
Suitability Criteria:					Suitability Ra	iting:	Green		
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within						
·			Chelmsford City Centr	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
			Neighbourhood Centre						
Proximity to the Workplace		5	Site is within 2km wall				n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connecti	ivity	5	Site is within 100m wa				network		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site									
Strategic Road Access		N/A							
Designated Heritage Assets	5	Site does not contain a							
Non-Designated Heritage As	ssets	5	Site does not contain a						
Archaeological Assets		5	Site is not thought to o		*				
Minerals & Waste Constrain	nerals & Waste Constraints 5				n a Minerals Safegua	rding Area. S	ite is not within a		
Defined Open Space		5	Minerals or Waste Cor Site does not lie withir			ace an evist	ing/proposed Country		
Defined Open Space		,	Park or 'Other' Green		demica as open sp	acc, an exist	mg/proposed country		
Green Belt & Green Wedge	Green Belt & Green Wedge			the Me	tropolitan Green Be	lt or Green V	Vedge		
Land Classification		5	Site is predominantly I	Previous	ly Developed Land				
Protected Natural Features		0	Site partially or wholly	compri	ses of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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 wa Woodham Ferrers Tov			and/or the C	ity Centre/South		
Community Facilities		5	Development would n existing/proposed sch recreation facility		•				
Comments on Suitability			Urban Area. In range of site to the south east. The			TPO/1993/0	012 is located within 15m		
Availability Criteria:					Availability R	lating:	Green		
Land Ownership		5	Held by developer/wil	ling own	er/public sector				
Land Condition		3	Low intensity land use	·S					
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or		Site is	already allocated wit	hin the	local Plan forming	GSP1r			
Allocation									
Comments on Availability		Site cui	rrently in use for other p	urposes	. Entire site is not wi	thin promote	ers control.		
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable		-	•		
Viability									
Timescale for Deliverability		5	Up to 5 years						

SHELAA Reference:	CFS25	7	RAG Rating:	Gree	en	2	7 Nov 2024
Site Address:	Garage	s rear o	of 27 Medway Close,	Chelms	ford		
Parish:	Chelms	ford		Total	Score:	110	
Developable Site Area	1.28			Reasc	on for		
(ha):				disco	unted areas:		
Potential Yield:	29			Typol	ogy:	4	
Proposed Use:	Reside	ntial		Comn	nents on the size		
				of site	e:		
Suitability Criteria:					Suitability Ra	ating:	Green
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation	1
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centr	•	Woodham Ferrers T	own Centre	or any designated
D : '' : : : : : : : : : : : : : : : : :		_	Neighbourhood Centr				
Proximity to the Workplace 5 Site is within 2km walk							n
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	5	Site is within 100m wa	_			network
Vehicle Access		5	A route exists enabling	g venicie	access into/adjacen	it to the site	
Strategic Road Access		N/A	Cita dana nat anntain				
Designated Heritage Assets		5	Site does not contain a Site does not contain a				
Non-Designated Heritage A	ssets	5	Site is not thought to				oot .
Archaeological Assets	-1-	5	Less than 5ha of a site		•		
Minerals & Waste Constrain	nts	5	Minerals or Waste Co			iruing Area. S	oite is not within a
Defined Open Space				ace, an exist	ing/proposed Country		
zeimea epemopaee	Park or 'Other' Green Space					5.1 1	
Green Belt & Green Wedge	ge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge				Vedge		
Land Classification		3	Site is predominantly			-	
D			classification/s: Grade				
Protected Natural Features		0	Site partially or wholly		· · · · · · · · · · · · · · · · · · ·	rotected nat	ural features
Flood Risk Constraints		1	25%-50% of the site a				
Air Quality Management Ar		5	Site is in excess of 500 Ground treatment is n				
Ground Condition Constraint	nts		Site has no neighbour	•	•		
Neighbouring Constraints		3	Site is within 2km wall			nd/or the Cit	Ty Contro/South
Proximity to Key Services		3	Woodham Ferrers Tov			na/or the Cit	y Centre/South
Community Facilities		3	Development would p			ot result in th	ne loss of on an
		-	existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
			recreation facility				
Comments on Suitability			=			y TPO/2015/0	021 is located within 15m
		of the s	site to the north east. Th	iis might	1		
Availability Criteria:			T		Availability F	Rating:	Green
Land Ownership		5	Held by developer/wil		er/public sector		
Land Condition		5	Vacant land & building	,			
Legal Constraints		5	Site does not face any				
Planning Permission or			already allocated in t		I Plan forming GSI	P1s. Permis	sion 21/00195/FUL
Allocation			ed, yet to be determi		1 6:44	- fa 11	
Comments on Availability		Entire	site not within promoter	s contro	1		•
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability	•						

SHELAA Reference: 0	CFS260	RAG Rating:	Green	2	7 Nov 2024		
Site Address:	Land North o	f Galleywood Reservo	ir, Beehive Lane, Galleywo	ood, Chelms	sford		
Parish:	Galleywood		Total Score:	114			
Developable Site Area	0.78		Reason for				
(ha):			discounted areas:				
Potential Yield:	17		Typology:	8			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Green		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme				
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
·		-	re, South Woodham Ferrers T	Town Centre	or any designated		
		Neighbourhood Centr					
Proximity to the Workplace	5		king distance of an employm		n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti			to either an existing PROW o		ork		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	it to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage As			any non-designated heritage				
Archaeological Assets	5		contain any assets of archaed				
Minerals & Waste Constrain	ts 5	Minerals or Waste Co					
Defined Open Space	3	Site partially lies within Park or 'Other' Green	in an area defined as Open Sp Space	pace, an exist	ting/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	5		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 Are	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	ts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	king distance of all services a wn Centre	nd/or the Cit	ty Centre/South		
Community Facilities	5	•	not result in the loss of nor pu				
		existing/proposed sch recreation facility	nool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability	Within	n DSB. In range of bus stops. Amenity Green Space. Within 100m of Galleywood Common					
	(LoWs	s) and Local Nature Reser					
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5		lling owner/public sector				
Land Condition	5	Vacant land & building	-				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	Site is	already allocated in t	the Local Plan forming par	t of GSP4. F	Permission		
Allocation	22/00	397/OUT approved, a	awaiting start on site				
Comments on Availability	Entire	site not within promote	rs control.				
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		<u> </u>					

SHELAA Reference: (CFS261	RAG Rating:	Amb	er	2	7 Nov 2024		
Site Address:	Sandford M	II Water Works, Sandfo	ord Mill,	Springfield, Cheln	nsford			
Parish:	Springfield		Total	Score:	75			
Developable Site Area	7.4		Reasc	n for				
(ha):			disco	inted areas:				
Potential Yield:	746		Typol	ogy:	28			
Proposed Use:	Residential		Comn	nents on the size				
			of site	:				
Suitability Criteria:				Suitability Ra	ting:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/p	roposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result i	n the loss of establis	hed shops ar	nd services within		
		Chelmsford City Cent		Woodham Ferrers T	own Centre	or any designated		
5	_	Neighbourhood Centi						
Proximity to the Workplace		Site is within 2km wa				n ————————————————————————————————————		
Public Transport	0	Site is in excess of 400						
PROW and Cycling Connect		Site is within 100m w				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								
Non-Designated Heritage A								
Archaeological Assets	5	_	Site is not thought to contain any assets of archaeological interest					
further assessment to b				ally within an identified Minerals Safeguarding Area and requires be undertaken in the form of a Minerals Resource Assessment				
Defined Open Space	3	Site partially lies with Park or 'Other' Green		a defined as Open Sp	oace, an exist	ting/proposed Country		
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% c	r more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	5	Site is predominantly	Previous	y Developed Land				
Protected Natural Features	0	Site partially or wholl	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 Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 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 wa Woodham Ferrers To			nd/or the Cit	ty Centre/South		
Community Facilities	0	Development would i			g/proposed s	chool/healthcare		
		facility/place of worsl			•			
Comments on Suitability		ide of DSB. Wholly within e. 0.007ha LoWS.Loss of r			ouilding of lo	cal value. Other Green		
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing own	er/public sector		-		
Land Condition	2	Established multiple u	uses					
Legal Constraints	5	Site does not face any	y known l	egal issues				
Planning Permission or		is already allocated in	the Loca	l Plan forming SPA	\ 5			
Allocation		,		Č				
Comments on Availability	Site	s currently in use for othe	er purpos	es.				
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:	Amb	per	27 Nov 2024		
Site Address:	Land No	rth W	est of Lockside Marin	a, Hill R	load South, Chelm	sford		
Parish:	Chelmsf	ord		Total	Score:	91		
Developable Site Area	1.8			Reasc	on for			
(ha):				disco	unted areas:			
Potential Yield:	184			Typol	ogy:	13		
Proposed Use:	Residen	tial		Comn	nents on the size			
				of site	e:			
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	reas !	5	Site is outside of any e	xisting/	oroposed employme	nt allocation		
Impact on Retail Areas 5			Development does not Chelmsford City Centre	e, South		•		
Proximity to the Workplace	5	Neighbourhood Centro Site is within 2km walk		ance of an employm	ent allocation	<u> </u>		
Public Transport		<u> </u>	Site is within 400m wa				-	
PROW and Cycling Connect		5 5	Site is within 100m wa				network	
Vehicle Access	-	<u> </u>				· · · · · · · · · · · · · · · · · · ·	ICCWOIN .	
Strategic Road Access								
Designated Heritage Assets		0	Site contains one or m	ore desi	gnated heritage asse	ets		
Non-Designated Heritage Assets 5			Site does not contain a					
Archaeological Assets		5	Site is not thought to o	•			est	
Minerals & Waste Constrain		5	Less than 5ha of a site	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area				
Defined Open Space	1	5	Site does not lie within Park or 'Other' Green S		a defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	ļ	5	Site does not lie withir	the Me	tropolitan Green Be	lt or Green W	'edge	
Land Classification	!	5	Site is predominantly f					
Protected Natural Features	!	5	Site is in excess of 100 excess of 500m of any	interna	tional/national desig			
Flood Risk Constraints	(0	Over 50% of the site a					
Air Quality Management Ar		5	Site is in excess of 500					
Ground Condition Constrain		3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		0	Site has neighbouring					
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	vn Centr	e			
Community Facilities		3	Development would p existing/proposed scherecreation facility					
Comments on Suitability			Urban Area. In range of 00407 and SOPC000408.	-	os. Partially within co	nservation a	rea. Contaminated land	
Availability Criteria:					Availability R	lating:	Amber	
Land Ownership	(0	Known to be in particu	ılarly co	mplex/multiple own	ership		
Land Condition		2	Established multiple u	ses				
Legal Constraints		3	Site may possibly face	legal iss	ues			
Planning Permission or Allocation		Site is	already allocated with	hin the	Local Plan forming	g part of CW	1e	
Comments on Availability		-	le ownership. Multiple le site is not within promot			currently in u	use for other purposes.	
Achievability Criteria:					Achievability	Rating:	Amber	
Viability		0	Development is likely	unviable	•			
		5	Up to 5 years					
Timescale for Deliverability		5	op to 3 years					

SHELAA Reference: (CFS263		RAG Rating:	Yello)W	2	7 Nov 2024	
Site Address:	Baddow	Road	Car Park, Baddow Ro	ad, Che	Imsford			
Parish:	Chelmsfo	ord		Total 9	Score:	99		
Developable Site Area	0.88			Reaso	n for	Sewage P	umping Station	
(ha):				discou	inted areas:	(0.07ha)		
Potential Yield:	56			Typolo	ogy:	15		
Proposed Use:	Resident	ial		Comm	ents on the size			
				of site	:			
Suitability Criteria:			Suitability Rating: Yellow					
Proximity to Employment A	reas 5	5	Site is outside of any e	existing/p	roposed employme	nt allocation		
Impact on Retail Areas	5		Development does no			•		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
	_		Neighbourhood Centr					
Proximity to the Workplace	5		Site is within 2km wall				n	
Public Transport	5		Site is within 400m wa					
PROW and Cycling Connecti)	Site is not connected t			-	ork		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the si						t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets 0 Site contains one or more designated heritage assets								
Non-Designated Heritage As			Site does not contain a					
Archaeological Assets	5		Site is not thought to		•			
Minerals & Waste Constrain	its 5	5	Less than 5ha of a site			rding Area. S	ite is not within a	
Defined Ones Conse	-	_	Minerals or Waste Co			ago an avist	ing/proposed Country	
Defined Open Space	5)	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5		Site does not lie within	•	tropolitan Green Be	lt or Green W	Vedge	
Land Classification		5 Site is predominantly Previously Developed Land						
Protected Natural Features	C		Site partially or wholly			rotected nat	ural features	
Flood Risk Constraints	C		Over 50% of the site area is within Flood Zone 3					
Air Quality Management Ar			Site is in excess of 500					
Ground Condition Constrain			Ground treatment is e			art of the site	1	
Neighbouring Constraints	5		Site has no neighbour					
Proximity to Key Services	5		Site is within 800m wa			and/or the C	ity Centre/South	
			Woodham Ferrers Tov				·	
Community Facilities	3	3	Development would p					
			existing/proposed sch	ool/healt	hcare facility/place	of worship/s	ports, leisure, or	
Comments on College Ille		A/i+bin	recreation facility	hus stan	s Mhally within a s	onson/ation	araa Cita within 15m of a	
Comments on Suitability			otected by TPO/2002/02				area. Site within 15m of a	
			00726 and ECC CHL628.		might be a veteran	cree tajonini	ig site contaminated.	
Availability Criteria:	<u> </u>				Availability R	Rating:	Green	
Land Ownership	5	5	Held by developer/wil	ling own			1	
Land Condition	3		Low intensity land use		·			
Legal Constraints	5		Site does not face any		egal issues			
Planning Permission or			already allocated wit			CW1d		
Allocation			and another with			,		
Comments on Availability	S	Sewer	runs through site.					
Achievability Criteria:					Achievability	Rating:	Green	
					-	-	I .	
Viability	5	5	Development is likely	viable				
Viability Timescale for Deliverability	5		Development is likely Up to 5 years	viable				

SHELAA Reference:	CFS265		RAG Rating:	Amb	er	2	7 Nov 2024		
Site Address:	Galleywo	od Ha	II, 279 Beehive Lane	, Great	Baddow				
Parish:	Great Bac	ddow		Total	Score:	106			
Developable Site Area	1.03			Reasc	n for				
(ha):				disco	inted areas:				
Potential Yield:	43			Typol	ogy:	7			
Proposed Use:	Residenti	ial		Comn	ents on the size				
				of site	:				
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	reas 5		Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas		Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•				
Proximity to the Workplace 5			Site is within 2km wall	king dista	ince of an employm	ent allocatio	n		
Public Transport	5		Site is within 400m wa	alking dis	tance of one or mor	e services			
PROW and Cycling Connect	ivity 5		Site is within 100m wa	alking dis	tance to either a PR	OW or cycle i	network		
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access	N	l/A							
Designated Heritage Assets	Designated Heritage Assets 5				nated heritage asse	ts			
Non-Designated Heritage A		Site does not contain a	any non-	designated heritage	assets				
Archaeological Assets		Site is not thought to contain any assets of archaeological interest							
Minerals & Waste Constrain	nts 5		Less than 5ha of a site Minerals or Waste Cor		•	rding Area. S	ite is not within a		
Defined Open Space 5			Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	een Belt & Green Wedge 0			e (90% c	r more) lies within t	he Metropoli	itan Green Belt or Green		
Land Classification	5		Site is predominantly	Previous	y 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 Ar	eas 5		Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 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 wall Woodham Ferrers Tov	vn Centr	e				
Community Facilities	0		Development would re facility/place of worsh	ip/sport	s, leisure, or recreati	on facility			
Comments on Suitability	A	djacen	t to Urban Area. In ran	ge of bus	stops. 0.008ha prot	ected under	TPO/2004/007.		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership	5		Held by developer/wil	ling own	er/public sector				
Land Condition	3		Low intensity land use	S					
Legal Constraints	5		Site does not face any	known l	egal 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	2	7 Nov 2024			
Site Address:	Waterhou	se Lane Depot and Nurs	ery Waterhouse Lane, Che	elmsford				
Parish:	Chelmsfor	•	Total Score:	97				
Developable Site Area	0.84		Reason for					
(ha):			discounted areas:					
Potential Yield:	54		Typology:	15				
Proposed Use:	Residentia	I	Comments on the size					
•			of site:					
Suitability Criteria:			Suitability Rating: Yellow					
Proximity to Employment A	reas 3	Site is adjacent to an	existing/proposed employments	ent allocation	1			
Impact on Retail Areas	5		ot result in the loss of establi	•				
		•	re, South Woodham Ferrers	Town Centre	or any designated			
Durantinate i kar klara Marahada a a	-	Neighbourhood Cent		ant allegation	<u> </u>			
Proximity to the Workplace			Ilking distance of an employm		<u> </u>			
Public Transport	5		valking distance of one or mo		ماد			
PROW and Cycling Connect			to either an existing PROW of		JI K			
Vehicle Access	5		ng vehicle access into/adjace	iii to the site				
Strategic Road Access	N/		o or more decimated by the					
Designated Heritage Assets 3 Site is adjacent to one or more designated heri								
Non-Designated Heritage A			e or more non-designated he					
Archaeological Assets	5		contain any assets of archae					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	e is within a Minerals Safegua	arding Area. S	site is not within a			
Defined Open Space	5		in an area defined as Open S	nace an exist	ting/proposed Country			
Defined Open Space	3	Park or 'Other' Green		pace, all exist	ing, proposed country			
Green Belt & Green Wedge	5		in the Metropolitan Green Be	elt or Green V	Vedge			
Land Classification	5							
Protected Natural Features	0	Site partially or wholl	ly comprises of one or more p	protected nat	cural features			
Flood Risk Constraints	5	Site is wholly within F	Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 50	Om from a designated AQMA	\				
Ground Condition Constrain	nts 3	Ground treatment is	expected to be required on p	art of the site	е			
Neighbouring Constraints	0	Site has neighbouring	g constraints with no potentia	al for mitigati	on			
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To	valking distance of all services	and/or the 0	City Centre/South			
Community Facilities	3	Development would	put additional strain on but r	ot result in th	he loss of on an			
		existing/proposed scl	hool/healthcare facility/place	e of worship/s	sports, leisure, or			
		recreation facility						
Comments on Suitability			of bus stops. Adjacent to Grac gs of local value. Site is adjace					
		D/2003/047SOPC000174.	gs of local value. Site is adjace	ent to a tree p	orotected by			
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/w	illing owner/public sector					
Land Condition	2	Established multiple						
Legal Constraints	5	Site does not face an						
Planning Permission or			the Locl Plan forming GSP	1n				
Allocation		,	. 0					
Comments on Availability	Site	e currently in use for other	purposes.					
Achievability Criteria:			Achievability	y Rating:	Green			
Viability	5	Development is likely	y viable					
Timescale for Deliverability		Up to 5 years						
		•						

SHELAA Reference:	CFS267		RAG Rating:	Amb	er	2	7 Nov 2024		
Site Address:	Essex Po	olice H	Q and Sports Ground	, New C	ourt Road, Chelms	sford			
Parish:	Chelmsf	ord		Total	Score:	100			
Developable Site Area	4.73			Reaso	n for				
(ha):				discou	unted areas:				
Potential Yield:	81			Typol	ogy:	2+32			
Proposed Use:	Mixed U	lse		Comn	nents on the size	Size of sit	e is potentially suitable		
				of site	: :	for all employment use			
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	reas 5	5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas	Ţ	5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centr						
Proximity to the Workplace		5	Site is within 2km wall				n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	- /	5	Site is within 100m wa			-	network		
Vehicle Access		5	A route exists enabling		•				
Strategic Road Access	(0	Site has no direct acce network, a safeguarde			trategic road	network, primary road		
Designated Heritage Assets		5	Site does not contain			ts			
Non-Designated Heritage A	Site contains one or m								
Archaeological Assets	0 5	Site is not thought to				est			
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Willierais & Waste Collstial	111.5	,	Minerals or Waste Consultation Area						
Defined Open Space	3	3	Site partially lies withi	n an area	a defined as Open Sp	ace, an exist	ting/proposed Country		
			Park or 'Other' Green						
Green Belt & Green Wedge 5			Site does not lie within						
Land Classification 3			Site is predominantly		• •	_			
Protected Natural Features		0	classification/s: Grade						
Flood Risk Constraints		<u>5</u> 5	Site partially or wholly comprises of one or more protected natural features Site is wholly within Flood Zone 1						
Air Quality Management A		5 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		3	Ground treatment is expected to be required on part of the site						
Neighbouring Constraints		5	Site has no neighbour			are or the site	<u>- </u>		
Proximity to Key Services		3	Site is within 2km wall			nd/or the Cit	v Centre/South		
Frominity to key services		,	Woodham Ferrers Tov			ina, or the en	y centre/south		
Community Facilities	(0	Development would re	esult in t	he loss of an existing	g/proposed s	chool/healthcare		
•			facility/place of worsh			-			
Comments on Suitability			Urban Area. In range of		•	,	•		
			et's Road. Part of build! 011/004.SOPC000411.	ng or loc	ai value. Outdoor Sp	orts (Private). 0.07ha protected under		
Availability Criteria:		11 0/20	711/004.501 0000411.		Availability R	Pating:	Green		
		-	Held by developer/wil	ling our	,	atilig.	GIEEH		
Land Ownership		5	Low intensity land use		er/ public sector				
Land Condition		3	Site does not face any		ogal issues				
Legal Constraints		5 N / A	one does not race any	MIUWIII	egai issues				
Planning Permission or	ľ	N/A							
Allocation Comments on Availability		Part of	the site currently in use	for othe	er purposes.				
			and our court in use		1	Pating	Green		
Achievability Criteria:		-	Dovolonment is likely	viable	Achievability	Raung:	Green		
Viability		5	Development is likely	eldeiv					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:	CFS268	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land betwee	n Highview and High F	louse Fa	rm, Woodham Ro	ad, Battlesk	oridge	
Parish:	Rettendon		Total 9	Score:	105		
Developable Site Area	2.27		Reaso	n for			
(ha):			discou	nted areas:			
Potential Yield:	44	Typology: 3					
Proposed Use:	Residential	ential Comments on the size					
			of site	:			
Suitability Criteria:				Suitability Ra	ting:	Red	
Proximity to Employment A	reas 5	Site is outside of any	existing/p	roposed employme	nt allocation	•	
Impact on Retail Areas	5	Development does no	ot result ir	the loss of establis	hed shops an	d services within	
		Chelmsford City Centr Neighbourhood Centr		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	. 5	Site is within 2km wal	king dista	nce of an employm	ent allocatior	1	
Public Transport	5	Site is within 400m wa	alking dist	ance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking dist	ance to either a PR	OW or cycle r	network	
Vehicle Access	5	A route exists enablin	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	e or more	designated heritage	e assets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-	designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaed	ological intere	est	
Minerals & Waste Constrai	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit	te (90% o	r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification	0	O Site is predominantly Greenfield and primarily within the land classification Grade 2 or Grade 3				lassification/s: Grade 1,	
Protected Natural Features	5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints	5	Site is wholly within F	lood Zone	e 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a	designated AQMA			
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ing const	raints			
Proximity to Key Services	0	Site is in excess of 2kr	_		more services	s and the City	
Community Excilities	3	Centre/South Woodh Development would p			nt result in th	e loss of on an	
Community Facilities	3	existing/proposed sch recreation facility					
Comments on Suitability		de of DSB. In range of bus	s stops. A	ccess south of Wood	dham Road. A	Adjacent to Grade II	
Availability Cuitania	listed	building.		Availability	atine:	Croon	
Availability Criteria:		Hald by develope 1	II:	Availability R	aung:	Green	
Land Ownership	5	Held by developer/wi		er/public sector			
Land Condition	4	Established single use		and income			
Legal Constraints	5	Site does not face any	/ known le	egal issues			
Planning Permission or Allocation	N/A						
Comments on Availability	Part o	of the site currently in use	e for othe	r purposes.			
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is likely	viable				
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							

SHELAA Reference:	CFS269	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land betwe	een Highview and High F	House Fa	rm, Woodham Ro	ad, Battlesl	oridge	
Parish:	Rettendon		Total	Score:	100		
Developable Site Area	4.2		Reaso	n for			
(ha):			discou	inted areas:			
Potential Yield:	72		Typol	ogy:	2		
Proposed Use:	Residential		Comn	nents on the size			
·			of site	:			
Suitability Criteria:			•	Suitability Ra	ting:	Red	
Proximity to Employment A	reas 5	Site is outside of any	existing/p	roposed employme	nt allocation		
Impact on Retail Areas	5	Development does no	ot result i	n the loss of establis	hed shops ar	d services within	
·		Chelmsford City Centr Neighbourhood Centr		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	king dista	ince of an employm	ent allocatior	า	
Public Transport	5	Site is within 400m w	alking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking dis	tance to either a PR	OW or cycle i	network	
Vehicle Access	5	A route exists enablin	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	N/A	4					
Designated Heritage Assets	3	Site is adjacent to one	or more	designated heritage	e assets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-	designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		•	rding Area. S	ite is not within a	
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		defined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% c	r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification	0	O Site is predominantly Greenfield and primarily within the land classification Grade 2 or Grade 3					
Protected Natural Features	5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on	
Proximity to Key Services	0	Site is in excess of 2kr			more service	s and the City	
0 1, 5 111.1		Centre/South Woodh					
Community Facilities	3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		side of DSB. In range of but ding.	s stops. A	ccess south of Woo	dham Road. A	Adjacent to Grade 2 listed	
Availability Criteria:	Sui	· U·		Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling own	•			
Land Condition	4	Established single use		, 544 500001			
Legal Constraints	5	Site does not face any		egal issues			
Planning Permission or	N/A			-0-113463			
Allocation	IN//	1					
Comments on Availability	Par	t of the site currently in use	e for othe	r purposes.			
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is likely	viable		0	ı	
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		1 -1 - 1 - 1 - 1					

SHELAA Reference:	CFS270	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land South	East of High House Fari	m, Wood	ham Road, Battle	sbridge		
Parish:	Rettendon		Total	Score:	100		
Developable Site Area	8.1		Reaso	n for			
(ha):			discou	inted areas:			
Potential Yield:	139		Typol	ogy:	2		
Proposed Use:	Residential		Comm	ents on the size			
			of site	:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas 5	Site is outside of any	existing/p	roposed employme	nt allocation	•	
Impact on Retail Areas	5	Development does no	ot result i	n the loss of establis	hed shops ar	d services within	
		Chelmsford City Centr Neighbourhood Centr		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	king dista	ince of an employm	ent allocatior	า	
Public Transport	5	Site is within 400m w	alkin <mark>g dis</mark>	tance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m w	alkin <mark>g dis</mark>	tance to either a PR	OW or cycle i	network	
Vehicle Access	5	A route exists enablin	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	N/A	4					
Designated Heritage Assets	3	Site is adjacent to one	or more	designated heritage	e assets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-	designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5 Site does not lie within an area Park or 'Other' Green Space			defined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% o	r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification	0	O Site is predominantly Greenfield and primarily within the land classificatio Grade 2 or Grade 3				lassification/s: Grade 1,	
Protected Natural Features	5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints	5		Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a	designated AQMA	ignated AQMA		
Ground Condition Constrain		Ground treatment is r	Ground treatment is not expected to be required				
Neighbouring Constraints	0	Site has neighbouring	constraii	constraints with no potential for mitigation			
Proximity to Key Services	0	Site is in excess of 2kr	n walking	distance of one or	more service	s and the City	
		Centre/South Woodh					
Community Facilities	3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		side of DSB. In range of bus scent to site.	s stops. A	ccess south of Woo	dham Road. (Grade 2 Listed Building	
Availability Criteria:	aujo	icent to site.		Availability R	Pating	Green	
-	5	Held by developer/wi	lling own		aung.	Jiceli	
Land Ownership Land Condition	4	Established single use		er/public sector			
				agal issues			
Legal Constraints	5	Site does not face any	KIIOWN	egai issues			
Planning Permission or Allocation	N/A						
Comments on Availability	Pari	of the site currently in use	e for othe	r purposes.			
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is likely	viable			1	
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		1					

SHELAA Reference: (CFS271	RAG Rating:	Red	2	7 Nov 2024	
Site Address:	Land betwee	n Highview and High F	louse Farm, Woodham R	oad, Battles	bridge	
Parish:	Rettendon		Total Score:	105		
Developable Site Area	1.04		Reason for			
(ha):			discounted areas:			
Potential Yield:	23		Typology:	4		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability R	ating:	Red	
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	ent allocation		
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		Town Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	nent allocatio	n	
Public Transport	5	Site is within 400m wa	alking distance of one or mo	re services		
PROW and Cycling Connect	ivity 5		alking distance to either a PR		network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacer	nt to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritag	e assets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	e assets		
Archaeological Assets	5		contain any assets of archae			
Minerals & Waste Constrain		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open S _l Space	pace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Wedge				
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/ Grade 2 or Grade 3				
Protected Natural Features	5		Om of any locally designated international/national design			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA	1		
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	es and the City	
Community Facilities	3	Development would p	out additional strain on but nool/healthcare facility/place			
Comments on Suitability		de of DSB. In range of bus ent to site.	s stops. Access south of Woo	odham Road.	Grade 2 Listed Building	
Availability Criteria:			Availability I	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
and 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 o	of the site currently in use	e for other purposes.			
Achievability Criteria:			Achievability	y Rating:	Green	
•	5	Development is likely		,		
Viahility						
Viability Timescale for Deliverability	5	Up to 5 years				

SHELAA Reference: (CFS272	RAG Rating:	Amber	2	?7 Nov 2024		
Site Address:	Land North	East of 148 The Street,	Little Waltham				
Parish:	Little Waltl	ham	Total Score:	92			
Developable Site Area	1.27		Reason for				
(ha):			discounted areas:				
Potential Yield:	28		Typology:	4			
Proposed Use:	Residentia		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	ent allocation	1		
Impact on Retail Areas	5		ot result in the loss of establi re, South Woodham Ferrers res	•			
Proximity to the Workplace	0						
Public Transport	5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connecti	ivity 0	Site is not connected	to either an existing PROW of	or cycle netwo	ork		
Vehicle Access	5		g vehicle access into/adjace				
Strategic Road Access	N/A	4					
Designated Heritage Assets	3	Site is adjacent to one	e or more designated heritag	ge assets			
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	e assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est		
Minerals & Waste Constrain	nts 0	Consultation Area wh	holly or partially within an identified Minerals Consultation Area and/or Wast ation Area where safeguarded infrastructure is permanent in nature or where d activity would not have ceased prior to the intended delivery of deve				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ting/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within	the Metropo	litan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3				
Protected Natural Features	3		e of any protected natural for natural feature or within 50 natural feature				
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA	١			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	5	Woodham Ferrers To					
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but r nool/healthcare facility/place	e of worship/s	sports, leisure, or		
Comments on Suitability	-	acent to DSB. In range of buservation area.	us stops. Access via track bes	side 148 The	Street. Adjacent to a		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	3	Promoter has an option	on to purchase site or collab				
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any	/ known legal issues				
Planning Permission or	N/A						
Allocation							
Comments on Availability							
Achievability Criteria:			Achievabilit	v Rating:	Green		
Acinevability Citteria.			Acilievabilit	v Matilie.	Green		
•	5	Development is likely		y itating.	Green		
Viability Timescale for Deliverability	5	Development is likely Up to 5 years		y nating.	Green		

SHELAA Reference:	CFS274	RAG Rating:	Amber	2	7 Nov 2024		
Site Address:	Bell Works,	Well Lane Danbury, Ch	elmsford				
Parish:	Danbury		Total Score:	105			
Developable Site Area	0.576		Reason for	Electricity	substation (0.004ha)		
(ha):			discounted areas:				
Potential Yield:	13	Typology: 8					
Proposed Use:	Residential	Comments on the size					
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	•		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
		•	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designate				
	_	Neighbourhood Cent		. 11			
Proximity to the Workplace			lking distance of an employm		n ————————————————————————————————————		
Public Transport	5		ralking distance of one or mor				
PROW and Cycling Connect			ralking distance to either a PR	-	network		
Vehicle Access	5		A route exists enabling vehicle access into/adjacent to the site				
Strategic Road Access	N/A						
Designated Heritage Assets			e or more designated heritage				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		contain any assets of archaec				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua	irding Area. S	ite is not within a		
Defined Open Space	5		in an area defined as Open Sp	nace an exist	ing/proposed Country		
Defined Open Space		Park or 'Other' Green	• •	acc, arr exist	mg, proposed country		
Green Belt & Green Wedge	5		in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	5	Site is predominantly	Previously Developed Land				
Protected Natural Features	3	3 Site does not comprise of any protected natural features but is within 100m of a lo					
			l natural feature or within 500	Om of an inte	rnational/national		
		designated protected					
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar			Om from a designated AQMA				
Ground Condition Constrain			not expected to be required				
Neighbouring Constraints	0		constraints with no potentia				
Proximity to Key Services	3	Site is within 2km wa Woodham Ferrers To	lking distance of all services a	nd/or the Cit	ry Centre/South		
Community Facilities	0		result in the loss of an existing	nronosed s	chool/healthcare		
Community Facilities	ľ	•	hip/sports, leisure, or recreat	J, I	sson meanthcare		
Comments on Suitability		nin DSB. In range of bus st	ops. Vehicular access via Well	Lane. Adjace	ent to a Registered Park		
			Danbury Country Park (LoWS)				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector		•		
Land Condition	2	Established multiple	uses				
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or	N/A						
Allocation							
Comments on Availability	Site	currently in use for other	purposes.				
Achievability Criteria:			Achievability	Rating:	Yellow		
Viability	5	Development is likely			1		
Timescale for Deliverability		Over 5 years					
Journal of Denverability	,	,					

SHELAA Reference:	CFS276	RAG Rating:	Green	2	7 Nov 2024	
Site Address:	Former St P	eters College, Fox Cres	cent, Chelmsford			
Parish:	Chelmsford		Total Score:	109		
Developable Site Area	11.19		Reason for			
(ha):			discounted areas:			
Potential Yield:	192	Typology: 2				
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Green	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops ar	nd services within	
			re, South Woodham Ferrers	Γown Centre	or any designated	
	_	Neighbourhood Centr				
Proximity to the Workplace		Site is within 2km walking distance of an employment allocation				
Public Transport	5		alking distance of one or mor			
PROW and Cycling Connect			alking distance to either a PR		network	
Vehicle Access	5		ng vehicle access into/adjacer	it to the site		
Strategic Road Access	N/A					
Designated Heritage Assets			any designated heritage asse			
Non-Designated Heritage A			any non-designated heritage		1	
Archaeological Assets	5		contain any assets of archae			
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua	arding Area. S	oite is not within a	
Defined Open Space	3		in an area defined as Open S	nace an exist	ting/proposed Country	
Defined Open Space		Park or 'Other' Green		pace, arr exist	imb, proposed edunary	
Green Belt & Green Wedge	5		in the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	3		Greenfield and primarily wit			
		classification/s: Grade 4, Grade 5, non-agricultural use, or urban use				
Protected Natural Features			y comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Ar			Om from a designated AQMA			
Ground Condition Constrain			expected to be required on p	art of the site	9	
Neighbouring Constraints	5	Site has no neighbour				
Proximity to Key Services	3		lking distance of all services a	ind/or the Cit	ty Centre/South	
Community Facilities	3	Woodham Ferrers To	wn Centre out additional strain on but n	ot result in th	ne loss of on an	
Community racinties	3		nool/healthcare facility/place			
		recreation facility		ı-7-		
Comments on Suitability			f bus stops. School playing fie			
	und	er TPO/1987/015, TPO/20	01/017.SOPC000851 just out		ndary.	
Availability Criteria:			Availability I	Rating:	Green	
Land Ownership	5		illing owner/public sector			
Land Condition	4	Established single use				
Legal Constraints	5	Site does not face any	y known legal issues			
Planning Permission or	Site	is already allocated in I	Local Plan forming SGS1b.	See 21/000	002/MAS,	
Allocation		00396/FUL				
Comments on Availability	Site	currently in use for other I	purposes.			
Achievability Criteria:			Achievability	/ Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability		Up to 5 years				
Comments on Achievability		•				

SHELAA Reference:	CFS27	7	RAG Rating:	Aml	per	2	7 Nov 2024
Site Address:	187 M	lain Roa	d, Broomfield				
Parish:	Broom	nfield		Total	Score:	103	
Developable Site Area	1.52			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	34			Typol	ogy:	3	
Proposed Use:	Reside	ential		Comr	ments on the size		
				of site	e:		
Suitability Criteria:					Suitability Ra	ating:	Amber
Proximity to Employment A	Areas	5	Site is outside of any e	existing/	proposed employme	nt allocation	•
Impact on Retail Areas		5	Development does no	t result i	in the loss of establis	hed shops an	d services within
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				
Proximity to the Workplace	9	5	Site is within 2km wal	king dist	ance of an employm	ent allocatior	า
Public Transport		5	Site is within 400m wa	alking di	stance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				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	e designated heritage	e assets	
Non-Designated Heritage A	ssets	5	Site does not contain	any non	-designated heritage	assets	
Archaeological Assets		5	Site is not thought to	contain	any assets of archaed	ological intere	est
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co			rding Area. S	ite is not within a
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an are		ace, an existi	ing/proposed Country
Green Belt & Green Wedge	·	5	Site does not lie within		etropolitan Green Be	lt or Green W	/edge
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	<u> </u>	0	Site partially or wholly		_		
Flood Risk Constraints	<u> </u>	5	Site is wholly within Fl		·		
Air Quality Management A	reas	5	Site is in excess of 500				
Ground Condition Constrain		0					00% or more) of the site
Neighbouring Constraints		5	Site has no neighbour	•	· · · · · · · · · · · · · · · · · · ·	, ,,	·
Proximity to Key Services		0	Site is in excess of 2kn			more services	s and the City
			Centre/South Woodha				•
Community Facilities		3	Development would p				
			existing/proposed sch	ool/hea	Ithcare facility/place	of worship/s	ports, leisure, or
Commonto en Cultividiti		۸۵:۵۵-	recreation facility	go of h	s stone Adiacont Car	ndo II listod b	uilding.0.279ha protected
Comments on Suitability		-	TPO/2008/010, TPO/200	-			uliding.0.279na protected
Availability Criteria:					Availability F	Rating:	Green
Land Ownership		5	Held by developer/wil	ling owr			
Land Condition		4	Established single use				
Legal Constraints		5	Site does not face any	known	legal issues		
Planning Permission or		N/A					
Allocation							
Comments on Availability		Site cu	rrently in use for other p	ourposes	5.		
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	0	RAG Rating:	Gree	en	2	7 Nov 2024	
Site Address:	Land S	outh Ea	st of Ilgars Farm Cott	ages an	d North of Burnha	m Road, So	uth Woodham Ferrers	
Parish:	South	Woodh	am Ferrers	Total	Score:	106		
Developable Site Area	21.753	3		Reasc	n for	Gas pipe a	and Buffer (0.047ha),	
(ha):				disco	unted areas:	Electricity line (0.08ha)		
Potential Yield:	373			Typol	ogy:	1		
Proposed Use:	Reside	ential		Comn	nents on the size			
				of site):			
Suitability Criteria:					Suitability Ra	iting:	Green	
Proximity to Employment A	Proximity to Employment Areas 5			xisting/p	proposed employmen	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	9	5 Site is within 2km walking distance of an employment allocation			ı			
Public Transport		5	Site is within 400m wa	alking dis	tance of one or more	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	o either	an existing PROW or	cycle netwo	rk	
Vehicle Access		5	A route exists enabling	yehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain a	any desig	gnated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	logical intere	est	
Minerals & Waste Constrai	nts	5	Minerals or Waste Co	han 5ha of a site is within a Minerals Safeguarding Area. Site is not within a rals or Waste Consultation Area				
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Coun Park or 'Other' Green Space				ing/proposed Country	
Green Belt & Green Wedge	!	5	Site does not lie within	n the Me	tropolitan Green Bel	t or Green W	/edge	
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grac Grade 2 or Grade 3				lassification/s: Grade 1,	
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a lor 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 a	area is w	ithin Flood Zone 3			
Air Quality Management A	reas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	!	
Neighbouring Constraints		5	Site has no neighbour	ing const	raints			
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov			and/or the C	ity Centre/South	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Within	Urban Area. In range of	bus stop	s. Access off Burnha	m Road.		
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own				
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation			already allocated in t 2/00311/OUT			t of SGS10.	See 20/00002/MAS	
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability		,	5 to 5 years					
comments on Acmevability								

SHELAA Reference:	CFS28	1	RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	Redes	Farm C	ottage, Main Road, Gı	reat Wa	Itham, Chelmsford	d		
Parish:	Great	Walthai	m	Total	Score:	101		
Developable Site Area	1.16			Reaso	n for			
(ha):				discou	unted areas:			
Potential Yield:	26			Typol	ogy:	4		
Proposed Use:	Reside	ential		Comn	nents on the size			
				of site	: :			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation	1	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	9	5	5 Site is within 2km walking distance of an employment allocation				1	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5 Site is within 100m walking distance to either a PROW or cycle network			network			
Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site					
Strategic Road Access		N/A						
Designated Heritage Assets								
Non-Designated Heritage A	ssets	5	Site does not contain a					
Archaeological Assets		5						
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor	an 5ha of a site is within a Minerals Safeguarding Area. Site is not within a als or Waste Consultation Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	!	5	Site does not lie withir					
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3				lassification/s: Grade 1,	
Protected Natural Features		0	O Site partially or wholly comprises of one or more protected natural features				ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n	ot exped	ted to be required			
Neighbouring Constraints		5	Site has no neighbouri					
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	m Ferre	rs Town Centre			
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Grade	nt to DSB. In range of bu 2 Listed Building within s 007/084.				ting residential dwelling. ected under	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector	_		
Land Condition		3	Low intensity land use	S				
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			 -	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								
Comments on Acmevability		I .						

SHELAA Reference:	CFS28	2	RAG Rating:	Yello	ow	2	7 Nov 2024	
Site Address:	Land N	North of	South Woodham Fer	rers, SV	VF, Chelmsford			
Parish:	South	Woodh	am Ferrers	Total	Score:	108		
Developable Site Area	133.65	58		Reasc	n for	Gas pipe a	and Buffer (1.582ha),	
(ha):				discounted areas: Electricity line (0.06ha)			line (0.06ha)	
Potential Yield:	3742			Typol	ogy:	24		
Proposed Use:	Mixed	Use		Comn	nents on the size	Size of site	e is potentially suitable	
				of site	: :	for all em	ployment use	
Suitability Criteria:					Suitability Ra	iting:	Yellow	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wall				1	
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling					
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 A	ssets							
Archaeological Assets		5	Site is not thought to o	contain a	iny assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site partially lies within an area defined as Open Space, an existing/proposed Country				
Defined Open Space		3	Site partially lies within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	5	Site does not lie withir					
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3					
Protected Natural Features	<u> </u>	0	Site partially or wholly			rotected nati	ural features	
Flood Risk Constraints		2	Up to 25% of the site a					
Air Quality Management Ar		5	Site is in excess of 500					
Ground Condition Constrain	nts	5	Ground treatment is n	•				
Neighbouring Constraints		5	Site has no neighbouri					
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	vn Centr	e			
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		B1418	Urban Area. In range of Main Road. Adjacent to TPO/2009/048; 1.089ha	Protecte	ed Lanes. Natural Gre			
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling own	•		•	
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation			already allocated in t 2/01961/OUT, 22/019			t of SGS10.	See 20/00002/MAS	
Comments on Availability			ead electric supply cables			ot within pro	moters ownership.	
Achievability Criteria:					Achievability		Green	
Viability		5	Development is likely	viahle	Acinevability	Maurig.	GICCII	
		5	Up to 5 years	vianic				
Timescale for Deliverability Comments on Achievability		3	op to 3 years					
Comments on Achievability								

SHELAA Reference:	CFS28	3	RAG Rating:	Amk	er	2	7 Nov 2024
Site Address:	Land so	outh of	Sheepcotes Roundab	out, Lit	tle Waltham, Chel	msford	
Parish:	Little V	Valthan	n	Total	Score:	88	
Developable Site Area	22.8			Reasc	n for		
(ha):				disco	unted areas:		
Potential Yield:	391	391			ogy:	1	
Proposed Use:	Reside	ntial		Comn	nents on the size		
				of site	::		
Suitability Criteria:					Suitability Ra	ating:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	existing/	•		1
Impact on Retail Areas	u cus	5	Development does no				nd services within
impact on netail / il cas		9	Chelmsford City Centr			•	
			Neighbourhood Centr	es			
Proximity to the Workplace	9	0	Site is in excess of 2kn	n walking	g distance of an emp	loyment allo	cation
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle i	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	;	3	Site is adjacent to one	or more	designated heritage	e assets	
Non-Designated Heritage A	ssets	5	Site does not contain	any non-	designated heritage	assets	
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological intere	est
Minerals & Waste Constrain	nts	0		•			tion 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 Once Conse		_			•		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		i defined as Open Sp	ace, an existi	ing/proposed Country
Green Belt & Green Wedge	!	0	The majority of the sit		r more) lies within t	he Metropoli	tan Green Belt or Green
Land Classification		0	Wedge Site is predominantly	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,
		Grade 2 or Grade 3					
Protected Natural Features		3					within 100m of a locally
			designated protected			of an inte	rnational/national
Flood Risk Constraints		5	designated protected Site is wholly within Fl				
Air Quality Management Ar	2625	5	Site is in excess of 500				
Ground Condition Constrain		3	Ground treatment is e			art of the site	h
Neighbouring Constraints	1103	0	Site has neighbouring		<u> </u>		
Proximity to Key Services		5	Site is within 800m wa				
Troximity to key services		5	Woodham Ferrers Tox	_		una, or the c	ity centre/south
Community Facilities		3	Development would p	ut additi	onal strain on but no	ot result in th	e loss of on an
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
0 . 0 ! ! !!!!		0.1.1.1	recreation facility				and a three that for an three
Comments on Suitability			e of DSB. In range of bus ee Road. Adajcent to co	-	_		
			t Woodland. Small area			•	• •
Availability Critoria:							Yellow
Availability Criteria:		2	Dromotor has an entire	n to n	Availability F		
Land Ownership		3	Promoter has an option Vacant land & building		criase site or collabo	nate with exi	oung owner
Land Condition		5	· ·		uos		
Legal Constraints		3	Site may possibly face	iegai ISS	ues		
Planning Permission or Allocation		N/A					
Comments on Availability			wner/s have not been in			dence of land	owner/s support with
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			1 2
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			1 - 1 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 -				
Comments on Achievability							

SHELAA Reference:	15SLAA1	RAG Rating:	Yellow	27 Nov 2024			
Site Address:	Land North	n Of Woodhouse Lodge,	Woodhouse Lane, Little V	Valtham, Ch	nelmsford, Essex		
Parish:	Little Walt	ham	Total Score:	95			
Developable Site Area	28.21		Reason for				
(ha):			discounted areas:				
Potential Yield:	484		Typology:	1			
Proposed Use:	Residentia	I	Comments on the size				
'			of site:				
Suitability Criteria:			Suitability Ra	ating:	Yellow		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme		<u> </u>		
Impact on Retail Areas	5	· · ·	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	ralking distance of one or mor	re services			
PROW and Cycling Connectivity		Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/	A					
Designated Heritage Assets	3	Site is adjacent to one	e or more designated heritage	e assets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	0	Site is thought to con	tain one or more assets of ar	chaeological	interest		
Minerals & Waste Constrain	nts 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 withi Park or 'Other' Green	in an area defined as Open Sp Space	oace, an exist	ting/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	in the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	protected nat	cural features		
Flood Risk Constraints	5	Site is wholly within F	Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 3	Ground treatment is	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	bui		ops. Access to Blasford Hill, Li tected under TPO/2001/040,				
Availability Criteria:	1 360		Availability F	Rating:	Yellow		
Land Ownership	3	Promoter has an opti	on to purchase site or collabo				
Land Condition	5	Vacant land & buildin	•				
Legal Constraints	3	Site may possibly face					
Planning Permission or			thin the Local Plan forming	g part of SG	iS8. See		
Allocation		/00001/MAS, 20/02064/		6 hair oi 30	.55. 566		
Comments on Availability	Mu		nce of all landowner/s suppor	rt with subm	ission. Entire site not		
Achievability Criteria:		1,	Achievability	/ Rating:	Green		
remetability criteria.							
•	5	Development is likely	viable				
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable		•		

SHELAA Reference: 1	L5SLAA2	RAG Rating:	Amber	2	7 Nov 2024		
Site Address:	Land Rear C	f 6 To 16 Highfields Me	ead, East Hanningfield, Ch	elmsford, E	ssex		
Parish:	East Hannin	gfield	Total Score:	108			
Developable Site Area	1.25		Reason for				
(ha):			discounted areas:				
Potential Yield:	28	Typology: 4					
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation	•		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops ar	nd services within		
·		Chelmsford City Cent	re, South Woodham Ferrers	Town Centre	or any designated		
		Neighbourhood Centi					
Proximity to the Workplace			lking distance of an employm		n		
Public Transport	5		ralking distance of one or mo				
PROW and Cycling Connecti			alking distance to either a PR		network		
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	e assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrair	nts 5	Less than 5ha of a site	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
		Minerals or Waste Co					
Defined Open Space	5		in an area defined as Open S _l	pace, an exist	ing/proposed Country		
Constant Dalle O. C		Park or 'Other' Green	•	- le C	Vadea		
Green Belt & Green Wedge	5		in the Metropolitan Green Be				
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily wit	thin the land o	classification/s: Grade 1		
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	protected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrair		Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	Site has no neighbouring constraints				
Proximity to Key Services	0	Site is in excess of 2kr	m walking distance of one or	more service	s and the City		
, ,		Centre/South Woodh	am Ferrers Town Centre				
Community Facilities	3	· ·	put additional strain on but n				
			nool/healthcare facility/place	e of worship/s	ports, leisure, or		
Comments on Suitability	Adia	recreation facility	us stops. Vehicular access via	Ricknacro Po	and Fact Hanningfield		
Comments on Suitability			033 within 15m of the site. It				
Availability Criteria:	1.00	,	Availability I		Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector		3.00		
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	=				
		Site does not lace any	y Kilowii iegai issues				
Planning Permission or	N/A						
Allocation Comments on Availability							
Achievability Criteria:			Achievability	v Rating:	Green		
			Acilievabilit	y Naulig:	JIEEII		
		Dovolonment is likely	viablo				
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable				

SHELAA Reference:	15SLAA3	RAG Rating:	Green	2	7 Nov 2024		
Site Address:	Land South	West Of Cloughs Cottag	ge, Main Road, Boreham,	Chelmsford	l, Essex		
Parish:	Boreham		Total Score:	109			
Developable Site Area	1.3		Reason for				
(ha):			discounted areas:				
Potential Yield:	29		Typology:	4			
Proposed Use:	Residential		Comments on the size				
Suitability Criteria:			of site: Suitability Ra	ting:	Green		
•	reas 5	Site is outside of any 6	existing/proposed employme				
Proximity to Employment A	5		ot result in the loss of establis				
Impact on Retail Areas	3	· ·	re, South Woodham Ferrers 1	•			
Proximity to the Workplace	. 5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts 0	Consultation Area wh	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		n an area defined as Open Sp		•		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0		Greenfield and primarily with				
Protected Natural Features	5		Om of any locally designated vinternational/national desig				
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	3		Site is within 2km walking distance of all services and/or the City Centre/South				
Community Facilities	3		Woodham Ferrers Town Centre Development would put additional strain on but not result in the loss of on an				
Community Facilities	3	· · · · · · · · · · · · · · · · · · ·	nool/healthcare facility/place				
Comments on Suitability	-	•	us stops. The site adjoins the		formal road pull-off / car		
Availability Criteria:	park	exists opposite the COCK I	nn. Adjacent to Grade II lister Availability F		Green		
Land Ownership	5	Held by developer/wi	Iling owner/public sector		Jicen		
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any	<u> </u>				
		Site does not lace any	MIOMII IEBAI ISSUES				
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable	_			
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:	15SLA	A4	RAG Rating:	Red 27 Nov 2024			
Site Address:	Land A	t Marg	aretting Service Statio	n, Maii	n Road, Margarett	ing, Ingatest	tone, Essex
Parish:	Marga	retting		Total	Score:	100	
Developable Site Area	0.53			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	10	10			ogy:	5	
Proposed Use:	Reside	ntial		Comr	nents on the size		
				of site	e:		
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centr Neighbourhood Centr	es			
Proximity to the Workplace	9	0	Site is in excess of 2km			-	cation
Public Transport		5	Site is within 400m wa	alking di	stance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access N							
Designated Heritage Assets			Site does not contain a				
Non-Designated Heritage Assets			Site does not contain a	any non	designated heritage	assets	
Archaeological Assets 5			Site is not thought to	contain	any assets of archaed	ological intere	est
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	ite is not within a
Defined Open Space		5 Site does not lie within an area defined as Park or 'Other' Green Space			a defined as Open Sp	ace, an existi	ng/proposed Country
Green Belt & Green Wedge	0 The majority of the Wedge			e (90% o	or more) lies within t	he Metropoli	tan Green Belt or Green
Land Classification	ossification 0 Site is pred Grade 2 or			Greenfie	eld and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features	;	0	Site partially or wholly	compri	ses of one or more p	rotected natu	ural features
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts	5	Ground treatment is n	not expected to be required			
Neighbouring Constraints		5	Site has no neighbour				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more services	s and the City
Community Facilities		5	Development would n				
			existing/proposed sch	ool/hea	thcare facility/place	of worship/s	ports, leisure, or
Comments on College Ille		0	recreation facility) +	Jan TDO /2004	/O44ithin the eite. Alee
Comments on Suitability			ees just outside or on the				/044 within the site. Also
Availability Criteria:					Availability F		Green
Land Ownership		5	Held by developer/wil	ling owr			1
Land Condition		5	Vacant land & building		•		
Legal Constraints		5	Site does not face any		legal issues		
Planning Permission or		N/A			=		
Allocation		,					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			1
Timescale for Deliverability	,	5	Up to 5 years				
Comments on Achievability			- 7 7 50.0				
Comments on Achievability							

SHELAA Reference:	15SLAA6	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Hill House,	Main Road, Rettendon	Commo	n, Chelmsford, Ess	ex, CM3 8E	A	
Parish:	Rettendon			Score:	104		
Developable Site Area	19.13		Reaso	n for			
(ha):			disco	unted areas:			
Potential Yield:	328		Typol	ogy:	1		
Proposed Use:	Residential		Comr	nents on the size			
			of site	e:			
Suitability Criteria:				Suitability Ra	nting:	Red	
Proximity to Employment A	reas 5	Site is outside of any	existing/	oroposed employme	nt allocation		
Impact on Retail Areas	5	Development does no					
		Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
Dravimity to the Merkelese	5	Neighbourhood Centr Site is within 2km wal		anco of an amploym	ont allocation	<u> </u>	
Proximity to the Workplace	5	Site is within 400m w					
Public Transport		Site is not connected				ark	
PROW and Cycling Connect Vehicle Access	5	A route exists enablin			-	лк	
	N/A	_	5 VEITICLE	access into/aujaten	t to the site		
Strategic Road Access Designated Heritage Assets		Site does not contain	any desi	anated heritage acco	tc		
Non-Designated Heritage A							
Archaeological Assets	5		Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierais & Waste Collstian	113	Minerals or Waste Co			rumg Arcu. 3	ite is not within a	
Defined Open Space	5				ace, an exist	ing/proposed Country	
0 - 1:00		Park or 'Other' Green	-		1. 0 1.	., 1	
Green Belt & Green Wedge		Site partially lies with		•			
Land Classification	0	Grade 2 or Grade 3				lassification/s: Grade 1,	
Protected Natural Features	5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is r	not expe	cted to be required			
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	0	Site is in excess of 2kr Centre/South Woodh			more service	s and the City	
Community Facilities	3	Development would pexisting/proposed sch recreation facility					
Comments on Suitability	Adja	cent to DSB. In range of b	us stops.	The Willows (LoWS)	just over 100	Om from site boundary.	
Availability Criteria:	<u> </u>			Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owr				
Land Condition	3	Low intensity land use	es				
Legal Constraints	5	Site does not face any	known	egal issues			
Planning Permission or	N/A	•					
Allocation							
Comments on Availability	Site	currently in use for other I	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:	15SLA	7	RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	Souther	n Woo	od, London Road, Gre	at Notle	y, Braintree, Essex	x, CM77 7Q	L	
Parish:	Great Le		· ·	Total	•	106		
Developable Site Area	0.35			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	16			Typol	ogy:	20		
Proposed Use:	Residen	tial		Comn	nents on the size			
·				of site	:			
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation		
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
Dravimity to the Westerland		5	Neighbourhood Centre Site is within 2km wall		unco of an amploym	ont allocation	<u> </u>	
Proximity to the Workplace		<u>5</u> 5	Site is within 400m wa				1	
Public Transport		<u>5</u> 5	Site is within 100m wa				actwork	
PROW and Cycling Connect Vehicle Access	-	<u>5</u> 5	A route exists enabling				IELWOIK	
		N/A	A Toute exists enabling	s vernicie	access into/adjacen	t to the site		
			Site does not contain a	any dosio	nated heritage asse	tc		
Designated Heritage Assets 5 Non-Designated Heritage Assets 5			Site does not contain a					
Archaeological Assets 5				-			2¢†	
Minerals & Waste Constrain		0	Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Consultation Area and/or Waste					
Willierais & Waste Collstial	11.5	U	, ,	,			ent in nature or where the	
			allocated activity wou	_		•		
Defined Open Space		5	Site does not lie within	n an area	defined as Open Sp	ace, an existi	ing/proposed Country	
			Park or 'Other' Green	-				
Green Belt & Green Wedge		5	Site does not lie within		•	lt or Green W	/edge	
Land Classification		5	Site is predominantly					
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		5	Ground treatment is n					
Neighbouring Constraints		3	Site has neighbouring constraints with potential for mitigation					
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	-		more services	s and the City	
Community Facilities		5	Development would n			t additional s	strain on an	
			existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
			recreation facility					
Comments on Suitability			e of DSB. In range of bus			y Wood (LoW	/S) and TPO02001/083	
A il a la ilita a Cuita auta a		border	s site, with a small part o	of it with		_ !	C	
Availability Criteria:		_	Held by developer/wil	ling over	Availability R	ating:	Green	
Land Ownership		5	Established single use		er/public sector			
Land Condition		<u>4</u> 5	Site does not face any		agal issues			
Legal Constraints Planning Permission or			one does not race any	MIIWIII	egai issues			
Allocation		N/A						
Comments on Availability		Site cui	rrently in use for other p	urposes				
Achievability Criteria:					Achievability	Rating:	Yellow	
Viability		5	Development is likely	viable				
Timescale for Deliverability		<u> </u>	Over 5 years					
Comments on Achievability		*	, - 3.0					
Comments on Achievability								

SHELAA Reference: 1	5SLAA8	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	38 Victoria	Road, Writtle, Chelmsf	ord, CM1	3PA			
	Writtle		Total :		116		
Developable Site Area	0.36		Reaso	n for			
(ha):			discou	inted areas:			
Potential Yield:	11		Typolo	ogy:	17		
Proposed Use:	Residentia	I	Comm	ents on the size			
			of site	:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment Ar	eas 5	Site is outside of any	Site is outside of any existing/proposed employment allocation				
Impact on Retail Areas	5	Development does n	ot result i	the loss of establis	hed shops ar	nd services within	
•		Chelmsford City Cent	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designat				
		Neighbourhood Cent					
Proximity to the Workplace	5	Site is within 2km wa				n	
Public Transport	5	Site is within 400m w					
PROW and Cycling Connective		Site is within 100m w	_		-	network	
Vehicle Access	5	A route exists enabli	ng vehicle	access into/adjacen	t to the site		
Strategic Road Access	N/	A					
Designated Heritage Assets	5	Site does not contain					
Non-Designated Heritage As	sets 5	Site does not contain	•				
Archaeological Assets	5	_	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	ts 5	Less than 5ha of a sit			rding Area. S	ite is not within a	
		Minerals or Waste Co					
Defined Open Space	5			defined as Open Sp	ace, an exist	ing/proposed Country	
Graan Balt & Graan Wadga	3	Park or 'Other' Greer Site partially lies with		tropolitan Groon Ro	lt or Groon V	Vodgo	
Green Belt & Green Wedge Land Classification	3						
Latiu 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 10					
		excess of 500m of an	•				
Flood Risk Constraints	5	Site is wholly within I	Flood Zone	2 1			
Air Quality Management Are	eas 5	Site is in excess of 50	00m from a	designated AQMA			
Ground Condition Constraint	ts 3	Ground treatment is	expected	to be required on pa	art of the site	2	
Neighbouring Constraints	5	Site has no neighbou	iring const	raints			
Proximity to Key Services	3	Site is within 2km wa			nd/or the Cit	y Centre/South	
		Woodham Ferrers To					
Community Facilities	5	Development would existing/proposed sc					
		recreation facility	.iiooi/fieali	incare racility/piace	or worship/s	ports, leisure, or	
Comments on Suitability	Ad	jacent to DSB. In range of b	ous stops.	Priority 2 contamina	ited land SOF	PC000414 and ECC	
		L197 along eastern bounda		<u> </u>			
Availability Criteria:				Availability R	Rating:	Green	
and Ownership	5	Held by developer/w	illing own	er/public sector		•	
and Condition	4	Established single us	е				
egal Constraints	5	Site does not face an	ıy known l	egal issues			
Planning Permission or	N/	A					
Allocation	,						
Comments on Availability	Sit	e currently in use for other	purposes				
Achievability Criteria:				Achievability	Rating:	Green	
-	5	Development is likely	v viable			1 3	
/iability							
Viability Timescale for Deliverability	5	Up to 5 years	,				

SHELAA Reference:	15SLA	A9	RAG Rating:	Amb	er	2	7 Nov 2024
Site Address:	Norwo	od, Lor	ndon Road, Great Notl	ey, Brai	ntree, Essex, CM7	7 7QL	
Parish:	Great I	Leighs		Total	Score:	106	
Developable Site Area	0.47			Reaso	n for		
(ha):				discou	unted areas:		
Potential Yield:	17			Typol	ogy:	20	
Proposed Use:	Reside	ntial		Comn	nents on the size		
				of site):		
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre o	or any designated
Proximity to the Workplace	9	5	Site is within 2km wall				1
Public Transport		5	Site is within 400m wa	lking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking dis	tance to either a PR	OW or cycle r	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access	N/A						
Designated Heritage Assets	;	5	Site does not contain a				
Non-Designated Heritage A	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets	5	Site is not thought to o	contain a	ny assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts	0	Consultation Area where safeguarded infrastructure is permanent in nature or vallocated activity would not have ceased prior to the intended delivery of deve				ent in nature or where the
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country
Green Belt & Green Wedge 5			Site does not lie withir			lt or Green W	/edge
Land Classification			Site is predominantly I				
Protected Natural Features		0	Site partially or wholly			rotected natu	ural features
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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 Centre/South Woodha	m Ferre	rs Town Centre		•
Community Facilities		5	Development would n existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
Comments on Suitability		access.	e of DSB. In range of bus . Within 100m of Bushy \ o the south of the site. Th	Nood (Lo	oWS). Group of trree	es protected b	hicular and pedestrian by TPO/2001/100 within
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling own			•
Land Condition		3	Low intensity land use				
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or Allocation		N/A	1				
Comments on Availability		Site cu	rrently in use for other p	urposes	•		
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		J					
Comments on Acmevability							

SHELAA Reference:	15SLAA1	RAG Rating:	Amb	per	2	7 Nov 2024		
Site Address:	Land South	West Of Southernwood	d, Londo	n Road, Great No	tley, Essex			
Parish:	Great Leig	าร	Total	Score:	105			
Developable Site Area	0.27		Reasc	n for				
(ha):			disco	unted areas:				
Potential Yield:	8		Typol	ogy:	18			
Proposed Use:	Residentia		Comn	nents on the size				
			of site	: :				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/إ	proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result i	n the loss of establis	hed shops ar	nd services within		
		Chelmsford City Cent Neighbourhood Cent		Woodham Ferrers 1	own Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wa				n		
Public Transport	5	Site is within 400m w	alking dis	tance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking dis	tance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle	access into/adjacen	t to the site			
Strategic Road Access	N/	Α						
Designated Heritage Assets	5	Site does not contain	any desi	gnated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain a	any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts 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					
D. (1. 1.0. C		•		·		·		
Defined Open Space	5	Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	-	tropolitan Green Be	It or Green V	Vedge		
Land Classification	ğ .			· ·		classification/s: Grade 1,		
		Grade 2 or Grade 3						
Protected Natural Features	3					within 100m of a locally		
		designated protected			Om of an inte	rnational/national		
Flood Dick Constraints	5	designated protected natural feature Site is wholly within Flood Zone 1						
Flood Risk Constraints		· ·	Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA					
Air Quality Management Ar Ground Condition Constrain			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					
Froximity to key services	0	Centre/South Woodh		•	inore service	3 and the city		
Community Facilities	5		Development would not result in the loss of nor put additional strain on an					
·		existing/proposed sch	nool/heal	thcare facility/place	of worship/s	sports, leisure, or		
		recreation facility						
Comments on Suitability		side of DSB. In range of bu ess. Within 100m of Bushy			an existing ve	ehicular and pedestrian		
Availability Criteria:	acc	C33. WIGHIN TOOM OF BUSHY	VVOOULL	Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling own		willig.	Jiccii		
Land Condition	4	Established single use		.c., pasiic scotoi				
Legal Constraints	5	Site does not face any		egal issues				
Planning Permission or	N/		,	-0-1.100400				
Allocation	IN/	٦						
Comments on Availability	Site	currently in use for other	purposes					
Achievability Criteria:				Achievability	Rating:	Green		
Viability	5	Development is likely	viable					
Timescale for Deliverability		Up to 5 years						
Comments on Achievability		1						
TIME TO THE TOTAL TO THE VOLUME								

SHELAA Reference:	15SLAA12	RAG Rating:	Amber	2	27 Nov 2024		
Site Address:	Land East Of	The Green Man, Main	Road, Howe Street, Chel	msford			
Parish:	Great Waltha	m	Total Score:	108			
Developable Site Area	0.83		Reason for				
(ha):			discounted areas:				
Potential Yield:	19		Typology:	4			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R		Amber		
Proximity to Employment A			existing/proposed employme				
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		Town Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	nent allocatio	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connect	ivity 5		alking distance to either a PR		network		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3		or more designated heritag				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		contain any assets of archae				
	Less than 5ha of a site is within a Minerals Safeguardir Minerals or Waste Consultation Area						
Defined Open Space	5		n an area defined as Open S	pace, an exist	ting/proposed Country		
Green Belt & Green Wedge	5	Park or 'Other' Green	n the Metropolitan Green Be	elt or Green \	Nedge		
Land Classification	0		Greenfield and primarily wit				
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 Ar	reas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities	5	· ·	not result in the loss of nor p nool/healthcare facility/place				
Comments on Suitability	_	ent to DSB. In range of bu building.	us stops. Possible existing ac	cess off Luck'	s Lane. Adjacent Grade II		
Availability Criteria:	listed	ounung.	Availability I	Rating	Green		
•	5	Held by developer/wi	lling owner/public sector	nating.	Jiccii		
Land Ownership Land Condition	5	Vacant land & building					
	5	Site does not face any					
Legal Constraints		Site does not race any	MIOMII IERai 199062				
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievability	y Rating:	Green		
Viability	5	Development is likely			-•		
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							

SHELAA Reference:	15SLAA13	RAG Rating:	Amber	2	7 Nov 2024		
Site Address:	Land Oppos	te 19 To 23, Church Gr	een, Broomfield, Chelmsf	ord, Essex			
Parish:	Broomfield		Total Score:	101			
Developable Site Area	3.89		Reason for				
(ha):			discounted areas:				
Potential Yield:	76	Typology: 3					
Proposed Use:	Residential		Comments on the size				
		of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	ent allocation	•		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops ar	nd services within		
·		Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
		Neighbourhood Centr					
Proximity to the Workplace			king distance of an employm		n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect			alking distance to either a PR	-	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	it to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	0		nore designated heritage asse				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts 5	Minerals or Waste Co		Ü			
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	3		Greenfield and primarily with	-			
D			4, Grade 5, non-agricultural				
Protected Natural Features			y comprises of one or more p	rotected nat	urai reatures		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbouring constraints Site is in excess of 2km walking distance of one or more services and the City					
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3		out additional strain on but no nool/healthcare facility/place				
Comments on Suitability	Adja		us stops. Adjacent to Grade 2	listed buildi	ng. Partially within a		
,		ervation area. 4 trees prof nern border.	tected under TPO/2005/069	within the sit	e and four on the		
Availability Criteria:			Availability F	Rating:	Yellow		
Land Ownership	0	Known to be in partic	ularly complex/multiple own				
Land Condition	5	Vacant land & building	gs				
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A						
Allocation Comments on Availability	Mult	iple ownership. Entire site	e not within promoters contro	ol.			
Achievability Criteria:		office office office office office office office office of the offic	Achievability		Green		
Viability	5	Development is likely		Mating.	Jiccii		
Timescale for Deliverability		Up to 5 years	VIGNIC				
·		op to 3 years					
Comments on Achievability							

SHELAA Reference:	15SLA	A16	RAG Rating:	Amk	er	2	7 Nov 2024
Site Address:	Land E	ast Of E	Banters Lane, Banters	Lane, G	reat Leighs, Chelm	nsford	
Parish:	Great I	eighs		Total	Score:	99	
Developable Site Area	5.72			Reasc	n for		
(ha):				disco	unted areas:		
Potential Yield:	98			Typol	ogy:	2	
Proposed Use:	Reside	ntial		Comn	nents on the size		
				of site	::		
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	Areas	3	Site is adjacent to an e	xisting/	proposed employme	nt allocation	1
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre o	or any designated
Proximity to the Workplace	ة	5	Site is within 2km walk				1
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	tivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	yehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	5	3	Site is adjacent to one				
Non-Designated Heritage A	ssets	5	Site does not contain a	-			
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaed	ological intere	est
Minerals & Waste Constrai	nts	2	Site is wholly or partially within an identified Minerals Safeguarding Area and further assessment to be undertaken in the form of a Minerals Resource Asses				•
Defined Open Space		5	Site does not lie within Park or 'Other' Green S		defined as Open Sp	ace, an existi	ng/proposed Country
Green Belt & Green Wedge	2	5	Site does not lie withir		•		
Land Classification		O Site is predominantly Greenfield and primarily within the lar Grade 2 or Grade 3					
Protected Natural Features	5	0	Site partially or wholly		•	rotected natu	ural features
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts	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 Centre/South Woodha	ım Ferre	rs Town Centre		
Community Facilities		3	Development would p existing/proposed scho recreation facility				
Comments on Suitability		protec	DSB. In range of bus sto ted under TPO/2003/028 003/028, TPO/20014/03	3. Some	trees just outside the	e boundary p	rotected by
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling own	er/public sector		
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or Allocation		N/A	·				
Comments on Availability							
Achievability Criteria:					Achievability	Rating	Green
		5	Development is likely	viahle	Acinevability	Matilig.	GICCII
Viability Timescale for Deliverability		5	Up to 5 years	viable			
•		5	oh to 2 Aegi2				
Comments on Achievability							

SHELAA Reference:	15SLAA18	RAG Rating:	Red	2	7 Nov 2024		
Site Address:	Land East Of	685A Galleywood Roa	d, Chelmsford, Essex				
Parish:	Chelmsford		Total Score:	95			
Developable Site Area	0.18		Reason for				
(ha):			discounted areas:				
Potential Yield:	5		Typology:	18			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	ent allocation	•		
Impact on Retail Areas	5	Development does no	t result in the loss of establis	shed shops ar	nd services within		
		•	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation					
Public Transport	5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connect	ivity 0	Site is not connected t	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain any designated heritage assets					
Non-Designated Heritage A	ssets 5	Site does not contain any non-designated heritage assets					
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safeguans	arding Area. S	ite is not within a		
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	oace, an existi	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	itan Green Belt or Greer		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land c	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nati	ural features		
Flood Risk Constraints	5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 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 wall Woodham Ferrers Tox	king distance of all services a	ind/or the Cit	y Centre/South		
Community Facilities	5		ot result in the loss of nor p	ut additional :	strain on an		
,			ool/healthcare facility/place				
		recreation facility					
Comments on Suitability	Adjace	ent to Urban Area. In ran	ge of bus stops. 0.01ha prote	ected under T	PO/2008/105.		
Availability Criteria:			Availability F	Rating:	Yellow		
Land Ownership	0	Known to be in partice	ularly complex/multiple own	ership			
Land Condition	4	Established single use					
Legal Constraints	3	Site may possibly face	legal issues				
Planning Permission or	N/A						
Allocation							
Comments on Availability		wner/s have not been in ssion. Site not within pro	volved in submission. No evi omoters control.	dence of land	lowner/s support with		
Achievability Criteria:	<u> </u>	<u> </u>	Achievability	/ Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
		1 1 1 1 1 1 1 1 1 1 1 1 1					

SHELAA Reference:	15SLAA	22	RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	West Si	de Of I	Entrance To Wood Ha	ven, No	orth Hill, Little Bad	dow, Chelm	sford, Essex	
Parish:	Little Ba	ddow		Total	Score:	103		
Developable Site Area	4			Reaso	n for			
(ha):				discou	unted areas:			
Potential Yield:	78			Typol	ogy:	3		
Proposed Use:	Residen	tial		Comn	nents on the size			
				of site):			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre o	or any designated	
Proximity to the Workplace		0	Site is in excess of 2km walking distance of an employment allocation					
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connectivity		5	Site is within 100m wa				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					
Non-Designated Heritage A		5	Site does not contain a					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain		5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space		5	Site does not lie within Park or 'Other' Green	Space				
Green Belt & Green Wedge		5	Site does not lie within					
Land Classification	classification/s:			4, Grade	ld and primarily with 5, non-agricultural	use, or urbar	use	
Protected Natural Features		0	Site partially or wholly		•	rotected natu	ural features	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ai		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		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 p existing/proposed sch recreation facility					
Comments on Suitability		bounda	e of DSB. In range of bus ary under TPO/1983/016 site, also teh Ancient Wo	5. Scrub \	Wood Ancient Wood	dland ID 834	within 15m to the south	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector		•	
Land Condition		4	Established single use					
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	urposes	<u> </u>			
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	,			
Timescale for Deliverability		<u>5</u> 5	Up to 5 years					
Comments on Achievability			- 1, 1 - 1 - 21 - 2					
Commence on Achievability								

SHELAA Reference: 1	15SLAA	\23	RAG Rating:	Gree	en	2	7 Nov 2024	
Site Address:	Land No	orth Ea	st Of Telephone Exch	ange, B	urnham Road, Sou	ıth Woodha	am Ferrers, Chelmsford	
Parish:	South W	/oodh	am Ferrers	Total	Score:	116		
Developable Site Area	44.53			Reasc	son for Electricity line		/ line (0.4ha)	
(ha):				disco	unted areas:			
Potential Yield:	545			Typol	Typology: 27			
Proposed Use:	Mixed L	Jse		Comn	nents on the size	ts on the size Size of site is potential		
				of site	2:	for all em	ployment use	
Suitability Criteria:				Suitability Rating: Green				
Proximity to Employment A	reas	3	Site is adjacent to an e	existing/	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
Description to the Alexander Inc.			Neighbourhood Centres Site is within 2km walking distance of an ampleument allocation					
Proximity to the Workplace		5	Site is within 2km walking distance of an employment allocation Site is within 400m walking distance of one or more services					
Public Transport		5						
PROW and Cycling Connectivity		5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling					
Strategic Road Access		2	Site has direct access to or is adjacent to a safeguarded trunk road or B-road Site does not contain any designated heritage assets					
Designated Heritage Assets		5						
Non-Designated Heritage As		5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest					
Archaeological Assets		5			•			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	offe is not within a	
Defined Open Space		5	Site does not lie within			ace. an exist	ing/proposed Country	
Semica open space			Park or 'Other' Green			,	() - - - - - - - - -	
Green Belt & Green Wedge 5		5	Site does not lie within	n the Me	tropolitan Green Bel	lt or Green V	Vedge	
Land Classification 3			Site is predominantly (_		
			classification/s: Grade					
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		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 sch					
			recreation facility					
Comments on Suitability	1	Within	Urban Area. In range of	bus stop	s. Access off Burnha	ım Road. 2.5	19ha LoWS.	
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector			
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or			already allocated wit			g part of site	e SGS10. See	
Allocation		20/00	002/MAS, 21/01961/	OUT, 21	./01961/FUL.			
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
		5	Development is likely	viable				
Viability	•		Up to 5 years					
Viability Timescale for Deliverability		<u>5</u> 5						

SHELAA Reference: 1	15SLAA25	RAG Rating:	Amber	2	7 Nov 2024		
Site Address:	Land North V	Vest Of Woodlands Ar	nd Rose Marie, Banters La	ne, Great Le	eighs, Chelmsford		
Parish:	Great Leighs		Total Score:	106			
Developable Site Area	1.44		Reason for				
(ha):			discounted areas:				
Potential Yield:	32		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 3	Site is adjacent to an	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	•	ot result in the loss of establis	•			
		Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
5 1 10 1 11 11 11 1	_	Neighbourhood Centr	Site is within 2km walking distance of an employment allocation				
Proximity to the Workplace					n ————————————————————————————————————		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect			alking distance to either a PR	-	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	it to the site			
Strategic Road Access	N/A	Cita dan gat angleis and designated basites and to					
Designated Heritage Assets		Site does not contain any designated heritage assets					
Non-Designated Heritage A		Site does not contain any non-designated heritage assets					
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts 5			irding Area. S	ite is not within a		
Defined 0	_	Minerals or Waste Co			ing/property Court		
Defined Open Space	5	Park or 'Other' Green	n an area defined as Open Sp Space	Jace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	It or Green M	Vedge		
Land Classification	0		Greenfield and primarily with				
Land Classification		Grade 2 or Grade 3	with	a.c iana c			
Protected Natural Features	0	Site partially or wholly	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		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 Woodh	am Ferrers Town Centre				
Community Facilities	3	•	out additional strain on but n				
			nool/healthcare facility/place	of worship/s	ports, leisure, or		
Commonts on Suitability	\\/i+h;	recreation facility	ops. 0.133ha protected unde	r TDO /2005 /0	138 on the couthorn and		
Comments on Suitability			.Majority of site within conta				
Availability Criteria:	223611	2 22 072 21 332 010	Availability F		Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		3.00		
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any					
Planning Permission or		1	thin the Local Plan forming	a part of CC	<u> </u>		
Allocation	Site	s an eauy anocated Wil	inn the Local Plan forming	g hair oi 20	31		
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely		Mating.	Jicen		
viability			TIGOTC				
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference:	SHELAA Reference: 15SLAA28 RAG Ratin			Aml	oer	27 Nov 2024			
Site Address:	Land Ea	st Of 5	52 Main Road, Great L	eighs, (Chelmsford, Essex				
Parish:	Great L	eighs		Total	Score:	101			
Developable Site Area	9.03			Reaso	on for				
(ha):				disco	unted areas:				
Potential Yield:	155	55			ogy:	2			
Proposed Use:	Resider	esidential			ments on the size				
				of site	e:				
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/	proposed employme	nt allocation			
Impact on Retail Areas 5			Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre o	or any designated		
Proximity to the Workplace 5			Site is within 2km wall	king dist	ance of an employm	ent allocation)		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t 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 A	ssets	5	Site does not contain a						
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	ite is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an existi	ng/proposed Country		
Green Belt & Green Wedge	e 5 Site does not lie			the Me	etropolitan Green Be	lt or Green W	/edge		
Land Classification	cation 0 Site is pre Grade 2 c			Greenfie	eld and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features	;	0	Site partially or wholly	compri	ses of one or more p	rotected natu	ıral features		
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3						
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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 p existing/proposed sch recreation facility						
Comments on Suitability			nt to DSB. In range of bugs.0.1ha protected unde						
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		3	Promoter has an option	n to pu	rchase site or collabo	rate with exi	sting owner		
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known	legal issues				
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable			1		
Timescale for Deliverability	,	5	Up to 5 years						
Comments on Achievability			, , , , , ,						
23									

Parish: Bicki Developable Site Area (0.56 (ha): Potential Yield: 11	S S S S S S S S S S	Site does not contain	Total S Reason discour Typolo Commo of site: existing/pr ot result in re, South V res m walking to either a g vehicle a	core: n for nted areas: gy: ents on the size Suitability Ra roposed employme the loss of establis Voodham Ferrers T distance of an emp g distance from all s n existing PROW of	5 ating: Int allocation hed shops are own Centre of the services Intervices	Amber Industrial services within or any designated cation			
Developable Site Area (ha): Potential Yield: Proposed Use: Resid Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5 5 0 0 0 0 5 N/A 5 5 5 5	Development does no Chelmsford City Centr Neighbourhood Centr Site is in excess of 2kn Site is in excess of 400 Site is not connected to A route exists enabling Site does not contain	Reason discour Typolog Common of site: existing/prot result in re, South Vies m walking to either a g vehicle a	n for nted areas: gy: ents on the size Suitability Raroposed employme the loss of establis Woodham Ferrers T distance of an emp g distance from all sin existing PROW of	5 Int allocation hed shops are own Centre of loyment allocations services	nd services within or any designated cation			
(ha): Potential Yield: Proposed Use: Resid Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5 5 0 0 0 5 N/A 5 5	Development does no Chelmsford City Centr Neighbourhood Centr Site is in excess of 2kn Site is in excess of 400 Site is not connected to A route exists enabling Site does not contain	discour Typolo Commo of site: existing/pr ot result in re, South V res m walking to either a g vehicle a	suitability Ra roposed employme the loss of establis Woodham Ferrers T distance of an emp g distance from all sin existing PROW or	nt allocation hed shops ar own Centre of loyment allocations services	nd services within or any designated cation			
Potential Yield: 11 Proposed Use: Resid Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5 5 0 0 0 5 N/A 5 5	Development does no Chelmsford City Centr Neighbourhood Centr Site is in excess of 2kn Site is in excess of 400 Site is not connected to A route exists enabling Site does not contain	Typolo Commo of site: existing/pr ot result in re, South V es m walking to either a g vehicle a	gy: ents on the size Suitability Ra roposed employme the loss of establis Woodham Ferrers T distance of an emp g distance from all s in existing PROW of	nt allocation hed shops ar own Centre of loyment allocations services	nd services within or any designated cation			
Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5 5 0 0 0 5 N/A 5 5	Development does no Chelmsford City Centr Neighbourhood Centr Site is in excess of 2kn Site is in excess of 400 Site is not connected to A route exists enabling Site does not contain	common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing/protest result in the common of site: existing result in the common of site	Suitability Ra roposed employme the loss of establis Woodham Ferrers T distance of an emp g distance from all sin existing PROW or	nt allocation hed shops ar own Centre of loyment allocations services	nd services within or any designated cation			
Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5 5 0 0 0 5 N/A 5 5	Development does no Chelmsford City Centr Neighbourhood Centr Site is in excess of 2kn Site is in excess of 400 Site is not connected to A route exists enabling Site does not contain	of site: existing/pr of result in re, South V res m walking om walking to either a g vehicle a	Suitability Ra roposed employme the loss of establis Woodham Ferrers T distance of an emp g distance from all s in existing PROW of	nt allocation hed shops ar own Centre of loyment allow services r cycle netwo	nd services within or any designated cation			
Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5 0 0 0 5 N/A 5 5 5	Development does no Chelmsford City Centr Neighbourhood Centr Site is in excess of 2kn Site is in excess of 400 Site is not connected to A route exists enabling Site does not contain	existing/prot result in re, South Ves malking on walking to either a g vehicle a	Suitability Ra roposed employme the loss of establis Woodham Ferrers T distance of an emp g distance from all s in existing PROW of	nt allocation hed shops ar own Centre of loyment allow services r cycle netwo	nd services within or any designated cation			
Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5 0 0 0 5 N/A 5 5 5	Development does no Chelmsford City Centr Neighbourhood Centr Site is in excess of 2kn Site is in excess of 400 Site is not connected to A route exists enabling Site does not contain	ot result in re, South V res n walking Om walking to either a g vehicle a	oposed employme the loss of establis Voodham Ferrers T distance of an emp g distance from all s in existing PROW of	nt allocation hed shops ar own Centre of loyment allow services r cycle netwo	nd services within or any designated cation			
Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5 0 0 0 5 N/A 5 5 5	Development does no Chelmsford City Centr Neighbourhood Centr Site is in excess of 2kn Site is in excess of 400 Site is not connected to A route exists enabling Site does not contain	ot result in re, South V res n walking Om walking to either a g vehicle a	the loss of establis Voodham Ferrers T distance of an emp g distance from all s in existing PROW or	hed shops ar fown Centre of loyment alloo services r cycle netwo	or any designated			
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	0 0 0 5 N/A 5 5 5	Chelmsford City Centr Neighbourhood Centr Site is in excess of 2kn Site is in excess of 400 Site is not connected to A route exists enabling Site does not contain	re, South V res m walking Om walking to either a g vehicle a	Voodham Ferrers T distance of an emp g distance from all s in existing PROW or	loyment allogervices	or any designated			
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	0 0 5 N/A 5 5 5	Neighbourhood Centr Site is in excess of 2kn Site is in excess of 400 Site is not connected to A route exists enabling Site does not contain	es n walking Om walking to either a g vehicle a	distance of an emp g distance from all s n existing PROW on	loyment allo services r cycle netwo	cation			
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	0 0 5 N/A 5 5 5	Site is in excess of 2kn Site is in excess of 400 Site is not connected to a route exists enabling Site does not contain to Site does not contain to site does not contain to site does not contain to site does not contain	n walking Om walking to either a g vehicle a	g distance from all s in existing PROW or	services r cycle netwo				
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	0 0 5 N/A 5 5 5	Site is in excess of 400 Site is not connected to A route exists enabling Site does not contain a Site does not contain a	Om walking to either a g vehicle a	g distance from all s in existing PROW or	services r cycle netwo				
PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	0 5 N/A 5 5 5	Site is not connected to A route exists enabling Site does not contain a Site does not contain a	to either a g vehicle a	n existing PROW or	cycle netwo	ırk			
Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5 N/A 5 5 5	A route exists enabling Site does not contain Site does not contain	g vehicle a			r v			
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	N/A 5 5 5	Site does not contain Site does not contain	_	iccess into/adiacen		TI K			
Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5 5 5	Site does not contain	any desigr		t to the site				
Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5	Site does not contain	any design						
Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5		Site does not contain any designated heritage assets						
Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features		Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest							
Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features	5								
Green Belt & Green Wedge Land Classification Protected Natural Features		Less than 5ha of a site Minerals or Waste Co		•	rding Area. S	ite is not within a			
Land Classification Protected Natural Features	5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country			
Protected Natural Features	5	Site does not lie within	n the Meti	ropolitan Green Be	lt or Green W	/edge			
	0	Site is predominantly Grade 2 or Grade 3	Greenfield	d and primarily with	nin the land c	lassification/s: Grade 1,			
Flood Risk Constraints	0	Site partially or wholly	y comprise	es of one or more p	rotected nati	ural features			
	5	Site is wholly within Flood Zone 1							
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA							
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		velopment would not result in the loss of nor put additional strain on an sting/proposed school/healthcare facility/place of worship/sports, leisure, or						
Comments on Suitability	Adjace	ent to DSB. 0.161ha prote	ected und	er TPO/2000/032.					
Availability Criteria:				Availability R	lating:	Green			
Land Ownership	5	Held by developer/wil							
Land Condition	5	Vacant land & building							
Legal Constraints	5	Site does not face any		gal issues					
Planning Permission or	N/A	,		=					
Allocation	,								
Comments on Availability	Forms	part of residential garde	en						
Achievability Criteria:				Achievability	Rating:	Green			
Viability	5	Development is likely	viable			1			
Timescale for Deliverability		Up to 5 years							
Comments on Achievability	5	1 7							

SHELAA Reference:	15SLA	\32	RAG Rating:	2	27 Nov 2024			
Site Address:	Land So	uth Of	Southwood House, V	Voodho	use Lane, Little W	altham, Che	elmsford, Essex	
Parish:	Little W	althan	n	Total	Score:	113		
Developable Site Area	0.07			Reaso	n for			
(ha):				discou	ınted areas:			
Potential Yield:	2			Typol	ogy:	19		
Proposed Use:	Residen	itial		Comn	nents on the size			
				of site	:			
Suitability Criteria:					Suitability Ra		Amber	
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre o	or any designated	
Proximity to the Workplace	9	5	Site is within 2km walking distance of an employment allocation					
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	,	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain a	any desig	nated heritage asset	ts		
Non-Designated Heritage A		5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai		5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Defined Open Space	Park or 'Other' G			Space			ng/proposed Country	
Green Belt & Green Wedge)	5	Site does not lie withir					
Land Classification	0 Site is predominantly Greenfield and primarily within the la Grade 2 or Grade 3							
Protected Natural Features 3 Site does not comprise of any protected natural features but is within 10 designated protected natural feature or within 500m of an international, designated protected natural feature								
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri	ng const	raints			
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more services	and the City	
Community Facilities		5	Development would n existing/proposed sch recreation facility		•			
Comments on Suitability		Outside	e of DSB. In range of bus	stops.				
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A	· · · · · · · · · · · · · · · · · · ·					
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	ccvabiney			
Timescale for Deliverability		<u>5</u>	Up to 5 years					
Comments on Achievability		<u>, </u>						
comments on Acmevability								

SHELAA Reference: 3	L5SLAA33	RAG Rating:	Amber	2	7 Nov 2024			
Site Address:	Land South O	f Woodlands, East Ha	nningfield Road, Sandon,	Chelmsford	, Essex			
Parish:	Sandon		Total Score:	110				
Developable Site Area	0.24		Reason for					
(ha):			discounted areas:					
Potential Yield:	11		Typology:	20				
Proposed Use:	Residential - 0	G&T	Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	ent allocation				
Impact on Retail Areas	5		t result in the loss of establis	•				
		•	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
5 1 10 1 11 11 11 1		Neighbourhood Centres Site is in excess of 2km walking distance of an employment allocation						
Proximity to the Workplace					cation			
Public Transport	5		alking distance of one or mor					
PROW and Cycling Connect			to either an existing PROW o	•	ork			
Vehicle Access	5		g vehicle access into/adjacer					
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	network, a safeguarded trunk road or a B-road Site does not contain any designated heritage assets						
Non-Designated Heritage A		Site does not contain any non-designated heritage assets						
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological intere	est			
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua	ording Area. S	ite is not within a			
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country			
· ·		Park or 'Other' Green						
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green W	Vedge			
Land Classification	5	Site is predominantly	Previously Developed Land					
Protected Natural Features	5		om of any locally designated in the control of the					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required						
Neighbouring Constraints	5	Site has no neighbouring constraints						
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an						
		1	ool/healthcare facility/place					
		recreation facility						
Comments on Suitability	Outsid	e of DSB. In range of bus	s stops.					
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5		lling owner/public sector					
Land Condition	5	Vacant land & building						
Legal Constraints	5	Site does not face any	known legal issues					
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:			Achievability	/ Rating:	Green			
Viability	5	Development is likely	•		J. CC			
Timescale for Deliverability	5	Up to 5 years	· · · ·					
Timescale for Deliverability	J	- 2 00 0 7 0010						

SHELAA Reference: 1	L5SLAA34	RAG Rating:	Amber	2	27 Nov 2024			
Site Address:	Highwater Fa	ırm, Main Road, East H	Hanningfield, Chelmsford, Essex, CM3 8AH					
Parish:	East Hanning	field	Total Score:	106				
Developable Site Area	17.86		Reason for					
(ha):			discounted areas:					
Potential Yield:	306		Typology:	1				
Proposed Use:	Mixed Use		Comments on the size	Size of sit	te is potentially suitable			
			of site:	for all em	nployment use			
Suitability Criteria:			Suitability R	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocatior	1			
Impact on Retail Areas	5	•	ot result in the loss of establi	•				
			re, South Woodham Ferrers	Town Centre	or any designated			
5	_	Neighbourhood Centres Site is within 2km walking distance of an employment allocation						
Proximity to the Workplace					on			
Public Transport	5		alking distance of one or mo					
PROW and Cycling Connecti			alking distance to either a Pf		network			
Vehicle Access	5		g vehicle access into/adjace					
Strategic Road Access	2		to or is adjacent to a safegu		oad or B-road			
Designated Heritage Assets	3		e or more designated heritag					
Non-Designated Heritage As		Site does not contain any non-designated heritage assets						
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5			arding Area. S	Site is not within a			
Defined Ones Cores	-	Minerals or Waste Co		nace an evic	ting/proposed Country			
Defined Open Space	5	Park or 'Other' Green	n an area defined as Open S Space	pace, an exis	ung/proposed Country			
Green Belt & Green Wedge	5		n the Metropolitan Green B	elt or Green \	Vedge			
Land Classification	0		Greenfield and primarily wit					
Laria Ciassification		Grade 2 or Grade 3	,		, , , , , , , , , , , , , , , , , , , ,			
Protected Natural Features	0	Site partially or wholly	y comprises of one or more	protected nat	tural features			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 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	1001/nealthcare facility/place	e of worsnip/	sports, leisure, or			
Comments on Suitability	Outsid	·	s stops. Adjacent Grade II lis	ted huilding F	Prinirty Hahitats and			
Comments on Suitability		2004/033 in southern edg		tea banamg.i	Tion by Trabitats and			
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector		1			
Land Condition	3	Low intensity land use	•					
Legal Constraints	5	Site does not face any						
Planning Permission or	N/A							
Allocation	1.77							
Comments on Availability	Site in	use for other purposes.						
Achievability Criteria:			Achievabilit	y Rating:	Green			
•	5	Development is likely			•			
Viability		•						
Viability Timescale for Deliverability	5	Up to 5 years						

SHELAA Reference: 1	L5SLAA35	RAG Rating:	RAG Rating: Red				
Site Address:	Hillview, Mea	dow Lane, Runwell, W	Vickford,	Essex, SS11 7DX			
Parish:	Runwell		Total 9	Score:	107		
Developable Site Area	0.66		Reaso	n for			
(ha):			discou	nted areas:			
Potential Yield:	15		Typolo	ogy:	8		
Proposed Use:	Residential - 0	3&T	Comm	ents on the size			
			of site				
Suitability Criteria:				Suitability Ra	ting:	Red	
Proximity to Employment A	reas 5	Site is outside of any e	existing/p	roposed employme	nt allocation		
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•		
Proximity to the Workplace	5	Site is within 2km wall	king dista	nce of an employme	ent allocatior	١	
Public Transport	0	Site is in excess of 400)m walkin	g distance from all s	services		
PROW and Cycling Connecti	vity 5	Site is within 100m wa	alking dist	ance to either a PRO	OW or cycle r	network	
Vehicle Access	5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	0	Site has no direct acce network, a safeguarde		•	rategic road	network, primary road	
Designated Heritage Assets	5	-			ts		
Non-Designated Heritage As		Site does not contain any designated heritage assets Site does not contain any non-designated heritage assets					
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain		Less than 5ha of a site		•			
	5	Minerals or Waste Cor	nsultation	n Area			
Defined Open Space	Site does not lie within Park or 'Other' Green:	Space					
Green Belt & Green Wedge	Vedge 0 The majority of the site (r more) lies within tl	ne Metropoli	tan Green Belt or Green	
Land Classification	Site is predominantly I	Previousl	y Developed Land				
Protected Natural Features	5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints	5	Site is wholly within Fl					
Air Quality Management Are	eas 5	Site is in excess of 500	m from a	designated AQMA			
Ground Condition Constrain		Ground treatment is n	not expec	ted to be required			
Neighbouring Constraints	5	Site has no neighbouri	ing const	raints			
Proximity to Key Services	0	Site is in excess of 2km Centre/South Woodha			more services	and the City	
Community Facilities	5	Development would n existing/proposed sch recreation facility	ot result	in the loss of nor pu			
Comments on Suitability	Outsid	e of DSB.		-			
Availability Criteria:				Availability R	ating:	Green	
Land Ownership	5	Held by developer/wil	lling own	er/public sector			
Land Condition	2	Established multiple u	ises				
Legal Constraints	5	Site does not face any	known le	egal issues			
Planning Permission or Allocation	N/A						
Comments on Availability	Site in	use for other purposes.					
Achievability Criteria:		P. P. 2000		Achievability	Rating:	Green	
•	5	Development is likely	viable				
VIADIIIIV							
Viability Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference: 1	15SLAA36	RAG Rating:	27 Nov 2024				
Site Address:	Land East Of	The Pumping Station,	Old Church Road, East Ha	nningfield,	Chelmsford, Essex		
Parish:	East Hanningf	ield	Total Score:	98			
Developable Site Area	0.494		Reason for	Sewage pumping station			
(ha):			discounted areas:	(0.056ha)			
Potential Yield:	12		Typology:	17			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ting:	Amber		
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	nt allocation	•		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	d services within		
		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers T res	own Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocation	า		
Public Transport	0	Site is in excess of 400	Om walking distance from all s	services			
PROW and Cycling Connecti	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain any designated heritage assets					
Non-Designated Heritage A	ssets 5	Site does not contain any non-designated heritage assets					
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua Insultation Area	rding Area. S	ite is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification	0	O Site is predominantly Greenfield and primarily within the land classificatio Grade 2 or Grade 3			lassification/s: Grade 1		
Protected Natural Features	0	Site partially or wholly	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	0		n walking distance of one or a am Ferrers Town Centre	more service	s and the City		
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place				
Comments on Suitability		e of DSB. Vehicle access TPO/2014/014.	via field gate in northern cor	ner of the sit	e. 0.063ha protected		
Availability Criteria:			Availability R	Rating:	Yellow		
Land Ownership	0	Known to be in partic	ularly complex/multiple own		•		
Land Condition	5	Vacant land & building	gs				
Legal Constraints	3	Site may possibly face	e legal issues				
Planning Permission or	N/A						
Allocation	,.						
Comments on Availability		le ownership. No evider promoters control.	nce of all landowner/s suppor	t with submi	ssion. Entire site not		
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
			-				
Timescale for Deliverability	5	Up to 5 years					

	15SLAA37	KAG Kating:	RAG Rating: Red 27 No				
Site Address:	Land Adjacer	nt to 112 Brook Lane, G	Galleywood, Chelms	ford, CM2 8NN			
Parish:	Galleywood		Total Score:	108			
Developable Site Area	0.8		Reason for				
(ha):	1		discounted areas:	:			
Potential Yield:	15		Typology:	5			
Proposed Use:	Residential -	Other	Comments on the	e size			
			of site:				
Suitability Criteria:			Suitabil	ity Rating:	Red		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed emp	oloyment allocation			
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South Woodham Fe	•			
Proximity to the Workplace	5	Site is within 2km wall	king distance of an em	ployment allocation	n		
Public Transport	0	Site is in excess of 400	m walking distance fr	om all services			
PROW and Cycling Connecti	ivity 5	Site is within 100m wa	alking distance to eithe	er a PROW or cycle i	network		
Vehicle Access	5	A route exists enabling	g vehicle access into/a	djacent to the site			
Strategic Road Access	N/A	Site has direct access t	to or is adjacent to a s	afeguarded trunk ro	oad or B-road		
Designated Heritage Assets		Site does not contain a	any designated herita	ge assets			
Non-Designated Heritage A		Site does not contain a					
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie within Park or 'Other' Green	Space				
Green Belt & Green Wedge		Wedge			itan Green Belt or Green		
Land Classification	classification/s: Grad			ultural use, or urbar	n use		
Protected Natural Features		Site is in excess of 100 excess of 500m of any	international/nationa				
Flood Risk Constraints	5	Site is wholly within Fl					
Air Quality Management Ar			te is in excess of 500m from a designated AQMA				
Ground Condition Constrain			not expected to be required				
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	0	Site is in excess of 2km Centre/South Woodha	am Ferrers Town Cent	re			
Community Facilities	5	Development would n existing/proposed sch recreation facility		•			
Comments on Suitability	Outsi	de of DSB.					
Availability Criteria:			Availabi	ility Rating:	Green		
Land Ownership	5	Held by developer/wil	ling owner/public sec	tor			
Land Condition	5	Vacant land & building	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achieva	bility Rating:	Green		
		Development is likely		,			
Viability	,						
Viability Timescale for Deliverability		Up to 5 years	VIADIC				

SHELAA Reference:	15SLAA3	RAG Rating:	Red	2	27 Nov 2024			
Site Address:	Land South	East Of 148 Mill Road,	Stock, Ingatestone					
Parish:	Stock		Total Score:	100				
Developable Site Area	0.32		Reason for					
(ha):			discounted areas	:				
Potential Yield:	10		Typology:	17				
Proposed Use:	Residentia		Comments on th	e size				
			of site:					
Suitability Criteria:			Suitabil	lity Rating:	Red			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed em	ployment allocation	า			
Impact on Retail Areas	5	Development does no	ot result in the loss of	established shops a	nd services within			
		Chelmsford City Cent	=	errers Town Centre	or any designated			
5 1 1 1 1 1 1 1 1 1		Neighbourhood Centi						
Proximity to the Workplace		Site is within 2km wa			on			
Public Transport	0	Site is in excess of 400			and the state of			
PROW and Cycling Connect		Site is within 100m w						
Vehicle Access	5	A route exists enablin	_					
Strategic Road Access	N/.		-		oad or B-road			
Designated Heritage Assets		Site does not contain						
Non-Designated Heritage A			any non-designated h		rast			
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires					
Minerals & Waste Constrain	nts 2		•		Resource Assessment			
Defined Open Space	5				ting/proposed Country			
zeimen epen epace		Park or 'Other' Green			3,1 1			
Green Belt & Green Wedge	en Belt & Green Wedge 0 The majority of the site (90% Wedge			within the Metropo	litan Green Belt or Green			
Land Classification	0	Ü	Greenfield and prima	rily within the land	classification/s: Grade 1,			
		Grade 2 or Grade 3	•	•	, ,			
Protected Natural Features	0	Site partially or wholl	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour						
Proximity to Key Services	3	Site is within 2km wa Woodham Ferrers To		rvices and/or the Ci	ity Centre/South			
Community Facilities	5	Development would i						
		existing/proposed sch	nool/healthcare facilit	y/place of worship/	sports, leisure, or			
Commonto en Cuitabilita	۸di	recreation facility	oss off Mill Dood 2 tro	as protected under	TDO /2015 /025			
Comments on Suitability	Adj	acent to DSB. Informal acce						
Availability Criteria:		T		ility Rating:	Green			
Land Ownership	5	Held by developer/wi		ctor				
Land Condition	5	Vacant land & buildin	•					
Legal Constraints		5 Site does not face any known legal issues						
Planning Permission or	N/	N/A						
Allocation								
Comments on Availability			0.1.*	Lilia Delle	Cusan			
Achievability Criteria:		15 1		ability Rating:	Green			
Viability	5	Development is likely	viable					
Timescale for Deliverability	5	Up to 5 years						
Comments on Achievability								

Site Address: Parish: Developable Site Area (ha):	Dowsett Farn South Hannin	n, Dowsett Lane, Rams	don Ho			·	
Developable Site Area (ha):	South Hannin		nsden Heath, Billericay, Essex, CM11 1JL				
(ha):		gfield	Total	Score:	104		
,	5.34		Reasc	on for			
			disco	unted areas:			
Potential Yield:	92		Typol	ogy:	2		
Proposed Use:	Residential		Comn	nents on the size			
			of site	e:			
Suitability Criteria:				Suitability Ra	iting:	Red	
Proximity to Employment A	reas 5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
			e, South	n the loss of establis Woodham Ferrers T	•		
Proximity to the Workplace	5	Site is within 2km wall	king dist	ance of an employm	ent allocation	1	
Public Transport	5	Site is within 400m wa	alking dis	stance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking dis	stance to either a PR	OW or cycle r	network	
Vehicle Access	5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	N/A						
Designated Heritage Assets		Site is adjacent to one	or more	e designated heritage	assets		
Non-Designated Heritage A	ssets 5	Site does not contain a	any non-	-designated heritage	assets		
Archaeological Assets	5	Site is not thought to o	contain a	any assets of archaed	ological intere	est	
			site is within a Minerals Safeguarding Area. Site is not within a e Consultation Area				
Defined Open Space	5 Site does not lie with Park or 'Other' Green			a defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	0	Wedge				tan Green Belt or Green	
Land Classification	fication 0 Site is predominantl Grade 2 or Grade 3					lassification/s: Grade 1,	
Protected Natural Features	5	excess of 500m of any	interna	ny locally designated protected natural features and in ational/national designated protected natural features			
Flood Risk Constraints	5	Site is wholly within Fl					
Air Quality Management Ar				n from a designated AQMA			
Ground Condition Constrain			ot expected to be required				
Neighbouring Constraints	5	Site has no neighbouri					
Proximity to Key Services	0	Site is in excess of 2km Centre/South Woodha	am Ferre	ers Town Centre			
Community Facilities	3	Development would p existing/proposed sch recreation facility					
Comments on Suitability	Outsic	le of DSB. In range of bus	stops.				
Availability Criteria:				Availability R	lating:	Green	
Land Ownership	5	Held by developer/wil	ling own	ner/public sector			
Land Condition	3	Low intensity land use	!S				
Legal Constraints	5	Site does not face any	known l	legal issues			
Planning Permission or Allocation	Perm	ission 21/00449/FUL g	granted,	, awaiting start on	site		
Comments on Availability	Site cu	irrently in use for other p	urpose.				
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is likely	viable			1	
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		1					

SHELAA Reference: 3	15SLAA40	RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	Land North E	ast Of Meadow Road,	, Rettendo	on, Chelmsford, E	ssex		
Parish:	Rettendon		Total S	core:	113		
Developable Site Area	38.86		Reasor	for			
(ha):			discou	counted areas:			
Potential Yield:	476		Typolo	gy:	27		
Proposed Use:	Mixed Use		Comm	ents on the size		e is potentially suitable	
			of site:		for all em	ployment use	
Suitability Criteria:				Suitability Ra	ting:	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/pi	oposed employme	nt allocation		
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South \		•		
Proximity to the Workplace	5	Site is within 2km wal	lking dista	nce of an employme	ent allocatio	n	
Public Transport	5	Site is within 400m w	alking dist	ance of one or more	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m w				network	
Vehicle Access	5	A route exists enablin	ng vehicle a	ccess into/adjacen	t to the site		
Strategic Road Access	0	network, a safeguard	ed trunk ro	oad or a B-road		l network, primary road	
Designated Heritage Assets	5	Site does not contain	any design	nated heritage asset	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-d	esignated heritage	assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space	Park or 'Other' Green	Space					
Green Belt & Green Wedge	ğ			ropolitan Green Bel			
Land Classification	Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features		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 Ar		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbouring constraints Site is in excess of 2km walking distance of one or more services and the City					
Proximity to Key Services	0	Centre/South Woodh	_		nore service	es and the City	
Community Facilities	3	Development would p existing/proposed sch recreation facility	put additic	nal strain on but no			
Comments on Suitability	Adjac Road.	ent to DSB. In range of b	us stops. V	ehicular access is a	vailable via I	Main Road and Meadow	
Availability Criteria:				Availability R	ating:	Green	
Land Ownership	5	Held by developer/wi	illing owne				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	y known le	gal issues			
Planning Permission or Allocation	N/A	•					
Comments on Availability							
				Achievability	Rating	Green	
Achievability Criteria:							
Achievability Criteria:		Develonment is likely	viahle	Acinevability			
Achievability Criteria: Viability Timescale for Deliverability	5 5	Development is likely Up to 5 years	viable	Acinevability			

SHELAA Reference:	15SLAA41	RAG Rating:	Amber	2	7 Nov 2024			
Site Address:	The Island (Car Park, High Bridge Ro	ad, Chelmsford, Essex					
Parish:	Chelmsford		Total Score:	102				
Developable Site Area	0.74		Reason for	Sewage Pumping Station				
(ha):			discounted areas:	(0.07ha)				
Potential Yield:	47		Typology:	15				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability R	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation	1			
Impact on Retail Areas	5	· ·	ot result in the loss of establi	•				
			re, South Woodham Ferrers	Town Centre	or any designated			
		Neighbourhood Centr			_			
Proximity to the Workplace			king distance of an employn		n			
Public Transport	5		alking distance of one or mo		natwork			
PROW and Cycling Connect	ivity 5		alking distance to either a PI g vehicle access into/adjace	-	HELWOIK			
Vehicle Access			g venicie access into/aujace	nt to the site				
Strategic Road Access	N/A		nore designated heritage ass	otc				
Designated Heritage Assets								
Non-Designated Heritage A			Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest					
Archaeological Assets Minerals & Waste Constrair	5 nts 5	_	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Willierals & Waste Constrain	11.5	Minerals or Waste Co		arumg Area. S	one is not within a			
Defined Open Space	5		n an area defined as Open S	pace, an exist	ting/proposed Country			
		Park or 'Other' Green						
Green Belt & Green Wedge	3	Site partially lies with	in the Metropolitan Green B	elt or Green \	Wedge			
Land Classification	5 Site is predominantly Previously Developed Land							
Protected Natural Features	3		e of any protected natural for					
		- '	natural feature or within 50	00m of an inte	ernational/national			
Flood Risk Constraints	0	designated protected	area is within Flood Zone 3					
			Om from a designated AQMA	\				
Air Quality Management Ar Ground Condition Constrair			not expected to be required	`				
Neighbouring Constraints	0		constraints with no potenti	al for mitigati	on			
Proximity to Key Services	5		alking distance of all services					
Froximity to key services]	Woodham Ferrers To		s ana, or the c	sity centre/south			
Community Facilities	3	Development would p	Development would put additional strain on but not result in the loss of on an					
			nool/healthcare facility/place	e of worship/s	sports, leisure, or			
) A (")	recreation facility	Character and Dentitally and the co					
Comments on Suitability	Wit	iiii Orban Area. In range o	f bus stops. Partially within o					
Availability Criteria:		Tarana a a a	Availability	Rating:	Green			
Land Ownership	5		lling owner/public sector					
Land Condition	3	Low intensity land use						
Legal Constraints	5	Site does not face any	known legal issues					
Planning Permission or								
Allocation	677	annountly to the Country						
Comments on Availability		currently in use for other						
Achievability Criteria:			Achievabilit	y Rating:	Green			
Viability	5	Development is likely	viable					
Timescale for Deliverability	5	Up to 5 years						
Comments on Achievability	,							

SHELAA Reference: 1	L5SLAA42	RAG Rating:	Amber	2	7 Nov 2024		
Site Address:	Land Adjacent	t to White Cottage, So	outh Street, Great Waltha	m, Chelmsfo	ord, Essex		
Parish:	Great Waltha	m	Total Score:	95			
Developable Site Area	0.06		Reason for				
(ha):			discounted areas:				
Potential Yield:	2		Typology:	19			
Proposed Use:	Residential		Comments on the size				
·			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
·		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers 1 res	own Centre	or any designated		
Proximity to the Workplace	0		n walking distance of an emp	loyment allo	cation		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti			alking distance to either a PR		network		
Vehicle Access	5		g vehicle access into/adjacen		-		
Strategic Road Access	N/A		<u> </u>				
Designated Heritage Assets	0	Site contains one or n	nore designated heritage asse	ets			
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		contain any assets of archaed		est		
Minerals & Waste Constrair		_	e is within a Minerals Safegua				
		Minerals or Waste Co					
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country		
Cusan Dalt O Cusan Madas	-	Park or 'Other' Green		lt or Croon M	ladaa		
Green Belt & Green Wedge	5		n the Metropolitan Green Be				
Land Classification 0 Site is predominantly Greenfield and primarily within the land classification Grade 2 or Grade 3			lassification/s. Grade 1,				
Protected Natural Features	0	Site partially or wholly	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrair	its 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	5		not result in the loss of nor pu	ut additional	strain on an		
community racinties		existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
Comments on Suitability	Adjace	recreation facility	us stops. Gate provides acces	s over curb fi	rom South Street		
Comments on Suitability	Adjace	nt to grade 2 listed build	dings. Wholly within conserva				
Availability Critoria:	porder	to the east. This might		Pating	Yellow		
Availability Criteria:		Known to be in partic	Availability F		I CIIOW		
Land Ownership	0		, , , ,	ersnip			
Land Condition	5	Vacant land & building					
Legal Constraints	5	site does not race any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Multip	le ownership. Entire site	e not within promoters contro	ol.			
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
		· · · · · · · · · · · · · · · · · · ·					

SHELAA Reference:	15SLAA4	13	RAG Rating:	Yell	ow	2	7 Nov 2024		
Site Address:	7 St Giles,	, Mod	or Hall Lane, Bicknacr	e, Chel	msford, Essex, CM	3 8AR			
Parish:	Bicknacre				Score:	93			
Developable Site Area	7.56			Reaso	on for				
(ha):				disco	unted areas:				
Potential Yield:	130			Туро	logy:	2			
Proposed Use:	Residentia	al		Comr	ments on the size				
				of sit	e:				
Suitability Criteria:					Suitability Ra	ating:	Yellow		
Proximity to Employment A	reas 5		Site is outside of any e	existing/	proposed employme	nt allocation			
Impact on Retail Areas	5		Development does not result in the loss of established shops and services within						
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated		
B : ::			Neighbourhood Centr			laa.a.a.a.lla			
Proximity to the Workplace			Site is in excess of 2km				cation		
Public Transport	5		Site is not connected to				a w le		
PROW and Cycling Connect			Site is not connected t				DEK		
Vehicle Access 5			A route exists enabling	s venicle	access into/adjacen	to the site			
Strategic Road Access	/A	c: : : :							
Designated Heritage Assets 3			Site is adjacent to one						
Non-Designated Heritage Assets 5			Site does not contain a						
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co			rding Area. S	ite is not within a		
Defined Open Space	5					ace, an exist	ing/proposed Country		
bernied Open Space			Park or 'Other' Green		a acca as open op	acc, an exist			
Green Belt & Green Wedge 5 Sit			Site does not lie within	n the Me	etropolitan Green Be	lt or Green W	Vedge		
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfie	eld and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	0		Site partially or wholly	compri	ses of one or more p	rotected nat	ural features		
Flood Risk Constraints	4		Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1						
Air Quality Management Ar	eas 5		Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 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 wall Woodham Ferrers Tov			nd/or the Cit	ry Centre/South		
Community Facilities	3		Development would put additional strain on but not result in the loss of on an						
			existing/proposed sch	ool/hea	Ithcare facility/place	of worship/s	ports, leisure, or		
			recreation facility		A.D		0.001		
Comments on Suitability			nt to DSB. In range of bu 04/023.Contaminated I				s. 0.28ha protected under f site.		
Availability Criteria:		, _ ,			Availability F	•	Green		
Land Ownership	5		Held by developer/wil	ling owr					
Land Condition	2		Established multiple u		, p				
Legal Constraints	5	·							
Planning Permission or		te is	already allocated wit			GSP12			
Allocation	31	13	an cady anotated Wit	נווכ	Local Flair Formille	5 551 12			
Comments on Availability	Sit	te cur	rently in use for other p	urposes	5.				
Achievability Criteria:					Achievability	Rating:	Green		
Viability	5		Development is likely	viable	,				
Timescale for Deliverability			Up to 5 years						
Comments on Achievability			<u> </u>						
and the second s									

SHELAA Reference:	15SLAA44	RAG Rating:	Red	2	7 Nov 2024		
Site Address:	Land Rear Of	22 Downham Road, R	amsden Heath, Billericay,	, Essex			
Parish:	South Hannin	gfield	Total Score:	106			
Developable Site Area	7.99		Reason for				
ha):			discounted areas:				
Potential Yield:	137		Typology:	2			
Proposed Use:	Residential		Comments on the size				
			of site:		T .		
Suitability Criteria:			Suitability Ra		Red		
Proximity to Employment A		Site is outside of any existing/proposed employment allocation					
mpact on Retail Areas	5		nt result in the loss of establis re, South Woodham Ferrers T es				
Proximity to the Workplace	. 5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	re services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est		
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ting/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	e (90% or more) lies within t	the Metropol	itan Green Belt or Greei		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land o	classification/s: Grade 1,		
Protected Natural Features	3	designated protected	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 F	ood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but n ool/healthcare facility/place				
Comments on Suitability	Adjace	ent to DSB. In range of bu	us stops.				
Availability Criteria:			Availability F	Rating:	Green		
and Ownership	5	Held by developer/wi	lling owner/public sector	-			
and Condition	5	Vacant land & building					
egal Constraints	5	Site does not face any					
Planning Permission or	N/A						
Comments on Availability	Site no	ot within promoters own	ership.				
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely			3.00		
, identity		· · · · · · · · · · · · · · · · · · ·	· · · ·				
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference:	15SLAA45	RAG Rating:	Amb	er	27 Nov 2024		
Site Address:	Land North O	f Mill Lane East Of Bar	rley Me	ad And South Of N	laldon Roa	d, Danbury,	
	Chelmsford						
Parish:	Danbury		Total Score: 100				
Developable Site Area	32.63		Reasc	n for			
(ha):			disco	ınted areas:			
Potential Yield:	400		Typol	ogy:	27		
Proposed Use:	Residential		Comn of site	nents on the size			
Suitability Criteria:			01 310	Suitability Ra	ting:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/r				
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	ot result i re, South	n the loss of establish	hed shops ar	nd services within	
Proximity to the Workplace	2 5	Site is within 2km wal	king dista	ance of an employme	ent allocatio	n	
Public Transport	5	Site is within 400m wa					
PROW and Cycling Connect		Site is within 100m wa			•	network	
Vehicle Access	5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	N/A						
Designated Heritage Assets	ssets 5	Site does not contain					
Non-Designated Heritage A	Site does not contain						
Archaeological Assets		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	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	ined Open Space 5 Site does not lie Park or 'Other' 0			defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	Green Wedge 5 Site doe			tropolitan Green Bel	t or Green V	Vedge	
Land Classification	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholly	y compris	es of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	0	Site has neighbouring	uring constraints with no potential for mitigation				
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers Tov	_		nd/or the Cit	ry Centre/South	
Community Facilities	3	Development would p existing/proposed sch recreation facility					
Comments on Suitability	_	nt to DSB. In range of burn corner of the site.	us stops.	0.098 protected und	er TPO/2007	7/046 in the north	
Availability Criteria:	1 - 7			Availability R	ating:	Green	
Land Ownership	5	Held by developer/wi	lling own				
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any	known l	egal issues			
Planning Permission or Allocation	N/A						
Comments on Availability	Site no	t within promoters own	ership.				
Achievability Criteria:		· · · · · · · · · · · · · · · · · · ·	·	Achievability	Rating:	Yellow	
Viability	5	Development is likely	viable	,			
Timescale for Deliverability		Over 5 years					
Comments on Achievability		1					

SHELAA Reference: 1	15SLAA46	RAG Rating:	Amber		2	7 Nov 2024		
Site Address:	Old Chase Fa	arm, Hyde Lane, Danbı	ury, Chelmsford	, Essex, CM3	3 4LP			
Parish:	Danbury		Total Score:		98			
Developable Site Area	4.25		Reason for					
(ha):			discounted a	reas:				
Potential Yield:	428		Typology:		28			
Proposed Use:	Residential		Comments or	n the size				
			of site:					
Suitability Criteria:			Suita	ability Rat	ting:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed	d employmen	t allocation			
Impact on Retail Areas	5	Development does no			•			
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
5		Neighbourhood Cent						
Proximity to the Workplace		Site is in excess of 2ki		-		cation		
Public Transport	0	Site is in excess of 40						
PROW and Cycling Connecti		Site is within 100m w	_		-	network		
Vehicle Access	5	A route exists enablin	ig venicle access i	nto/adjacent	to the site			
Strategic Road Access	N/A							
Designated Heritage Assets		Site does not contain						
Non-Designated Heritage A		Site does not contain						
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		rals Safeguar	ding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie with Park or 'Other' Green		l as Open Spa	ce, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolita	an Green Belt	or Green V	Vedge		
Land Classification	5	Site is predominantly	Previously Develo	oped 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 Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 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		de of DSB. 2.582ha prote of Shough House Wood				covers the site. Within		
Availability Criteria:			Avai	lability Ra	ating:	Green		
Land Ownership	5	Held by developer/w						
Land Condition	3	Low intensity land us						
Legal Constraints	5	Site does not face any		es				
Planning Permission or	N/A							
Allocation								
Comments on Availability	Site o	urrently in use for other	purposes.					
Achievability Criteria:			Achi	evability	Rating:	Green		
Viability	5	Development is likely		•				
Timescale for Deliverability	5	Up to 5 years						
Title Scale for Deliverability								

SHELAA Reference: 3	15SLAA47	RAG Rating:	Amk	er	2	7 Nov 2024		
Site Address:	Sports Centre	e, Partridge Green, Bro	omfield	d, Chelmsford, Esse	ex, CM1 7E	Υ		
Parish:	Broomfield		Total	Score:	91			
Developable Site Area	12.72		Reasc	n for				
(ha):			disco	unted areas:				
Potential Yield:	218		Typol	ogy:	1			
Proposed Use:	Residential			nents on the size				
·			of site	e:				
Suitability Criteria:				Suitability Ra	iting:	Amber		
Proximity to Employment A	reas 5	Site is outside of any of	existing/p	proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South		•			
Proximity to the Workplace	0	Site is in excess of 2kr	n walkinį	g distance of an emp	loyment allo	cation		
Public Transport	0	Site is in excess of 400	m walki	ng distance from all s	services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network		
Vehicle Access	A route exists enablin	g vehicle	access into/adjacen	t to the site				
Strategic Road Access	N/A							
Designated Heritage Assets	5	Site does not contain	any desi	gnated heritage asse	ts			
Non-Designated Heritage A	Site does not contain	any non-	designated heritage	assets				
			contain a	any assets of archaed	ological inter	est		
Minerals & Waste Constraints 2 Site is wholly or parti			•		•	ding Area and requires Resource Assessment		
Defined Open Space		n an area			ing/proposed Country			
Green Belt & Green Wedge				tropolitan Green Be	lt or Green V	Vedge		
Land Classification	Land Classification 0 S			Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, 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 Ar		Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		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 2kr Centre/South Woodh	n walkin	g distance of one or i	more service	s and the City		
Community Facilities	0	Development would r facility/place of worsh			, i	chool/healthcare		
Comments on Suitability	Adjac	ent to DSB. Adjacent TPC	/2015/0	10 and Sparrowhaw	k Wood (Lo\	WS) an Ancient Woodland.		
Availability Criteria:	·			Availability R	lating:	Green		
Land Ownership	5	Held by developer/wi	lling own	er/public sector				
Land Condition	4	Established single use	!					
Legal Constraints	5	Site does not face any	known l	egal issues				
Planning Permission or	N/A	<u> </u>						
Allocation	1 4,5							
Comments on Availability	Site cu	urrently in use for other p	ourposes					
Achievability Criteria:				Achievability	Rating:	Green		
Viability	5	Development is likely	viable	•				
Timescale for Deliverability	5	Up to 5 years						
Comments on Achievability		1						

Site Address: Parish: Developable Site Area (ha):	Land Sc East Ha	outh Of	Dough Hill Compley			1ber 27 Nov 2024			
Developable Site Area	East Ha		Rough Hill Complex,	The Ty	e, East Hanningfiel	d, Chelmsfo	ord, Essex		
		nningf	ield	Total	Score:	108			
(ha):	8.93			Reaso	on for				
				disco	unted areas:				
Potential Yield:	153	153			ogy:	2			
Proposed Use:	Resider	esidential			nents on the size				
				of site	2:				
Suitability Criteria:					Suitability Ra	iting:	Amber		
Proximity to Employment Ar	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation			
Chelmsford (Development does no Chelmsford City Centre Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre o	or any designated		
Proximity to the Workplace		5	Site is within 2km walk	king dist	ance of an employme	ent allocation	1		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connective	vity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access N/									
Designated Heritage Assets 5			Site does not contain a	any desi	gnated heritage asse	ts			
Non-Designated Heritage Assets 5			Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	Minerals or Waste Consultation Area			ite is not within a					
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space				ng/proposed Country			
Green Belt & Green Wedge	ge 5 Site does not lie wit			the Me	tropolitan Green Bel	lt or Green W	/edge		
Land Classification	0 Site is predominantly G Grade 2 or Grade 3			Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features						
Flood Risk Constraints		5	Site is wholly within Fl	ite is wholly within Flood Zone 1					
Air Quality Management Are	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	ts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbouri	Site has no neighbouring constraints					
Proximity to Key Services		0		te is in excess of 2km walking distance of one or more services and the City entre/South Woodham Ferrers Town Centre					
Community Facilities		3	Development would p existing/proposed scho recreation facility						
Comments on Suitability			nt to DSB. In range of bu 016/028 adjacent to the		0.991ha protected u	nder TPO/20	16/016 on site and		
Availability Criteria:					Availability R	lating:	Green		
Land Ownership		5	Held by developer/wil	ling owr	er/public sector				
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known	egal issues				
Planning Permission or Allocation		N/A							
Comments 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	2	7 Nov 2024		
Site Address:	Storage Adja	cent to Pond View, Ba	nters Lane, Great Leighs,	Chelmsford			
Parish:	Great Leighs		Total Score:	104			
Developable Site Area	0.34		Reason for				
(ha):			discounted areas:				
Potential Yield:	10		Typology:	17			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	•	ot result in the loss of establis	•			
		•	re, South Woodham Ferrers 1	Town Centre	or any designated		
	_	Neighbourhood Centr					
Proximity to the Workplace			king distance of an employm		n		
Public Transport	0		Om walking distance from all				
PROW and Cycling Connect			to either an existing PROW o		ork		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	it to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		contain any assets of archae				
Minerals & Waste Constrain	nts 5		e is within a Minerals Safegua	irding Area. S	ite is not within a		
Minerals or Waste Consultation Area				aco an ovict	ing/proposed Country		
Defined Open Space	5	Park or 'Other' Green		Jace, all exist	ing/proposed country		
Green Belt & Green Wedge				Vedge			
Land Classification	O Site is predominantly Greenfield and primarily within the land classification,						
Protected Natural Features	5	Grade 2 or Grade 3	Om of any locally designated	nrotected nat	tural features and in		
Frotected Natural Features			international/national designation				
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	-				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	5	· · · · · · · · · · · · · · · · · · ·	not result in the loss of nor pu	ut additional	strain on an		
, .,		- I	ool/healthcare facility/place				
		recreation facility					
Comments on Suitability	With	in DSB. A1099 runs above			1		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5		lling owner/public sector				
Land Condition	4	Established single use					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	Pern	nission 21/00880/FUL g	granted, awaiting start on	site.			
Comments on Availability	Site i	n use for other purposes.					
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability	5	Up to 5 years	-				
Timescale for Deliverability	3						

SHELAA Reference: 1	L7SLAA3	RAG Rating:	Amber	2	7 Nov 2024
Site Address:	Land West O	f Peartree Cottage, Bra	aintree Road, Little Walt	ham, Chelms	ford
Parish:	Little Waltha	m	Total Score:	106	
Developable Site Area	0.78		Reason for		
(ha):			discounted areas:		
Potential Yield:	15		Typology:	5	
Proposed Use:	Residential		Comments on the size		
			of site:		
Suitability Criteria:			Suitability F	Rating:	Amber
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employm	nent allocation	
Impact on Retail Areas	5	Development does no	t result in the loss of establ	ished shops ar	nd services within
		Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers es	Town Centre	or any designated
Proximity to the Workplace	5	Site is within 2km wall	king distance of an employ	ment allocatio	1
Public Transport	5	Site is within 400m wa	alking distance of one or mo	ore services	
PROW and Cycling Connecti	vity 0	Site is not connected t	to either an existing PROW	or cycle netwo	ork
Vehicle Access	3		onstraints that would likely	•	plementation of a route
		to enable vehicle acce	ss into/adjacent to the site		
Strategic Road Access	N/A				
Designated Heritage Assets	5		any designated heritage ass		
Non-Designated Heritage As			any non-designated heritag		
Archaeological Assets	5		contain any assets of archa		
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	Space, an exist	ing/proposed Country
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green B	Belt or Green W	/edge
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wi	thin the land c	lassification/s: Grade 1,
Protected Natural Features	5		Om of any locally designated international/national des		
Flood Risk Constraints	5	Site is wholly within Fl	ood Zone 1		
Air Quality Management Are	eas 5	Site is in excess of 500	m from a designated AQM	A	
Ground Condition Constrain		Ground treatment is n	not expected to be required		
Neighbouring Constraints	5	Site has no neighbour	ing constraints		
Proximity to Key Services	0		n walking distance of one o am Ferrers Town Centre	r more service	s and the City
Community Facilities	5	· · · · · · · · · · · · · · · · · · ·	ot result in the loss of nor I	out additional	strain on an
, and the second		existing/proposed sch	ool/healthcare facility/plac	e of worship/s	ports, leisure, or
		recreation facility			
Comments on Suitability	Outsid	de of DSB. In range of bus			T -
Availability Criteria:			Availability	Rating:	Green
Land Ownership	5		ling owner/public sector		
Land Condition	5	Vacant land & building	-		
Legal Constraints	3	Site may possibly face	legal issues		
Planning Permission or Allocation	N/A				
Comments on Availability	Buildi	ng covenant in place fron	n previous owners.		
·			Achievabilit	v Rating:	Green
Achievability Criteria:				, , , , , , ,	
•	5	Development is likely	viable		
Achievability Criteria: Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable		

SHELAA Reference:	17SLA	4	RAG Rating:	Aml	per	2	7 Nov 2024
Site Address:	Land No	orth O	f Baileys Cottage, Cha	tham G	reen, Little Waltha	ım, Chelmsf	ord, Essex
Parish:	Little W	althan	n	Total	Score:	113	
Developable Site Area	1.08			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	24			Typol	ogy:	4	
Proposed Use:	Residen	itial		Comr	nents on the size		
				of site	e:		
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/	oroposed employme	nt allocation	
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops an	d services within
•			Chelmsford City Centre Neighbourhood Centre	es			
Proximity to the Workplace	<u>۽</u>	5	Site is within 2km wall	king dist	ance of an employm	ent allocation	1
Public Transport		5	Site is within 400m wa	lking dis	stance of one or mor	e services	
PROW and Cycling Connect	tivity	5	Site is within 100m wa	lking dis	stance to either a PR	OW or cycle r	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	5	5	Site does not contain a	any desi	gnated heritage asse	ts	
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets	
Archaeological Assets		5	Site is not thought to o	contain a	any assets of archaed	ological intere	est
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	te is not within a
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space			ng/proposed Country	
Green Belt & Green Wedge	reen Belt & Green Wedge 5			the Me	tropolitan Green Be	lt or Green W	'edge
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	assification/s: Grade 1
Protected Natural Features	5	5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1		
Air Quality Management A	reas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrai	nts	5	Ground treatment is n	ot expe	cted to be required		
Neighbouring Constraints		5	Site has no neighbouri	ng cons	traints		
Proximity to Key Services		0	Site is in excess of 2km	n walkin	g distance of one or	more services	and the City
, ,			Centre/South Woodha				
Community Facilities		3	Development would p				
			existing/proposed sch	ool/heal	thcare facility/place	ot worship/s	ports, leisure, or
Comments on Suitability		Adiaca	recreation facility nt to DSB. In range of bu	ic ctons	Two ontrances /evite	one cither a	and of the plat of land
Comments on Suitability		-	ing Chatham Green Land	-	i wo entrances/exits	, one enner (and of the plot of land
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling owr			
Land Condition		5	Vacant land & building		•		
Legal Constraints		5	Site does not face any		egal issues		
Planning Permission or		N/A	1		<u> </u>		
Allocation		.,					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable	,		3.0011
Timescale for Deliverability		5	Up to 5 years				
		J	op to 3 years				
Comments on Achievability							

SHELAA Reference:	17SLAA!	5	RAG Rating:	Red		2	7 Nov 2024
Site Address:	Field At C	Crond	lon Park Lane, Stock, I	ngates	tone, Essex		
Parish:	Stock			Total	Score:	101	
Developable Site Area	9.19			Reasc	on for		
(ha):				disco	unted areas:		
Potential Yield:	158			Typol	ogy:	2	
Proposed Use:	Resident	ial			nents on the size		
o : 1 :::				of site	1	- •	
Suitability Criteria:	. 1 _		Charles Lables Consu	/	Suitability Ra		Red
Proximity to Employment A			Site is outside of any e				
Impact on Retail Areas	5		Chelmsford City Centry Neighbourhood Centre	e, South		•	
Proximity to the Workplace	5		Site is within 2km wall	king dist	ance of an employm	ent allocatio	n
Public Transport	5		Site is within 400m wa	lking dis	stance of one or mor	e services	
PROW and Cycling Connect	tivity 5		Site is within 100m wa	lking dis	stance to either a PR	OW or cycle	network
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access	N	I/A					
Designated Heritage Assets	3		Site is adjacent to one	or more	designated heritage	e assets	
Non-Designated Heritage A	ssets 3		Site is adjacent to one	or more	non-designated her	ritage assets	
Archaeological Assets	5		Site is not thought to o	contain a	any assets of archaed	ological inter	est
Minerals & Waste Constrai				•			
Defined Open Space	d Open Space 5 Site does not lie within an area defined as Open Space Park or 'Other' Green Space			ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	9 0		The majority of the sit Wedge	e (90% c	or more) lies within t	he Metropol	itan Green Belt or Green
Land Classification	0			Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features	. 0		Site partially or wholly	compri	ses of one or more p	rotected nat	ural features
Flood Risk Constraints	5		Site is wholly within Fl	ood Zon	e 1		
Air Quality Management A	reas 5		Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrai	nts 5		Ground treatment is n	ot expe	cted to be required		
Neighbouring Constraints	5		Site has no neighbouri	ng cons	traints		
Proximity to Key Services	5	1	Site is within 800m wa Woodham Ferrers Tov			and/or the C	City Centre/South
Community Facilities	3		Development would p existing/proposed sch recreation facility				
Comments on Suitability	b	ulidin	e of DSB. In range of bus g.Adjacent to a landscap vered by TPO/2009/042	e of loca	al value. Within 100r	n of Swan W	ood (LoWS). Swan Wood
Availability Criteria:	a	130 00	vered by 11 0/2003/042	unu is d	Availability F		Green
	5		Held by developer/wil	ling own	•	willig.	Jiccii
Land Ownership Land Condition	5		Vacant land & building		iei/haniic sectoi		
	5		Site does not face any	,	egal issues		
Legal Constraints Planning Permission or			Site does not lace ally	KIIUWIII	egai issues		
Allocation	, in	I/A					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability	5		Development is likely	viable	•		
Timescale for Deliverability			Up to 5 years				
Comments on Achievability							

SHELAA Reference:	17SLAA6	RAG Rating:	Amber	2	7 Nov 2024
Site Address:	Land Sou	th Of Mill View, Blasford	Hill, Chelmsford, Essex	·	
Parish:	Little Wa	tham	Total Score:	113	
Developable Site Area	0.34		Reason for		
(ha):			discounted areas:		
Potential Yield:	10		Typology:	17	
Proposed Use:	Residenti	al	Comments on the s	size	
			of site:		
Suitability Criteria:			Suitabilit	y Rating:	Amber
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed emplo	oyment allocation	
Impact on Retail Areas	5	Chelmsford City Cent Neighbourhood Cent		rers Town Centre	or any designated
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an emp	loyment allocatio	n
Public Transport			alking distance of one or		
PROW and Cycling Connect	ivity 5		alking distance to either		network
Vehicle Access	5	A route exists enabling	ng vehicle access into/ad	jacent to the site	
Strategic Road Access	N	/A			
Designated Heritage Assets	5	Site does not contain	any designated heritage	assets	
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated her	itage assets	
Archaeological Assets	5	Site is not thought to	contain any assets of are	chaeological inter	est
Minerals & Waste Constrai	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not w Minerals or Waste Consultation Area			
Defined Open Space	5	Park or 'Other' Green Space			
Green Belt & Green Wedge		Wedge	ite (90% or more) lies wit		
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily		
Protected Natural Features		excess of 500m of an	Om of any locally designary international		
Flood Risk Constraints	5	Site is wholly within f		20.44	
Air Quality Management Ai			Om from a designated AG		
Ground Condition Constrain			not expected to be requi	irea	
Neighbouring Constraints Proximity to Key Services	5 3	Site has no neighbou Site is within 2km wa Woodham Ferrers To	lking distance of all servi	ces and/or the Cit	ty Centre/South
Community Facilities	5	Development would	not result in the loss of n hool/healthcare facility/p	•	
Comments on Suitability	A	djacent to DSB. In range of b	us stops. Access via Mill	View.	
Availability Criteria:			Availabili	ty Rating:	Green
Land Ownership	5	Held by developer/w	illing owner/public secto		
Land Condition	5	Vacant land & buildir			
Legal Constraints	5				
Planning Permission or Allocation		/A			
Comments on Availability					
Achievability Criteria:			Achievah	ility Rating:	Green
•		Development is likely		mity Nating:	Jieen
Viability Timescale for Deliverability	5		vidule		
Timescale for Deliverability		Up to 5 years			
Comments on Achievability					

SHELAA Reference:	17SLAA7	RAG Rating:	Amber	2	7 Nov 2024			
Site Address:	Land South	Of Windmill Farm, Back	k Lane, East Hanningfield	l, Chelmsford	<u> </u>			
Parish:	East Hannir	ngfield	Total Score:	96				
Developable Site Area	2.087		Reason for	Gas pipe	and Buffer (0.583ha)			
(ha):			discounted areas:					
Potential Yield:	41		Typology:	3				
Proposed Use:	Residential		Comments on the size	:				
			of site:					
Suitability Criteria:			Suitability F	Rating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employn	nent allocation	1			
Impact on Retail Areas	5	Development does no	ot result in the loss of estab	lished shops a	nd services within			
		•	re, South Woodham Ferrers	Town Centre	or any designated			
	_		Neighbourhood Centres					
Proximity to the Workplace			lking distance of an employ		n			
Public Transport	0		Om walking distance from a					
PROW and Cycling Connect			to either an existing PROW	•	ork			
Vehicle Access	5		ng vehicle access into/adjace	ent to the site				
Strategic Road Access	N/A							
Designated Heritage Assets			e or more designated herita					
Non-Designated Heritage A			any non-designated heritag					
Archaeological Assets								
Minerals & Waste Constrain	nts 5	-						
Defined Onen Chase	5	Minerals or Waste Co	in an area defined as Open :	Space an evict	ting/proposed Country			
Defined Open Space	5	Park or 'Other' Green	•	space, all exist	ing/proposed country			
Green Belt & Green Wedge	5		in the Metropolitan Green E	Belt or Green V	Vedge			
Land Classification	0		Greenfield and primarily w					
		Grade 2 or Grade 3						
Protected Natural Features	0	-	y comprises of one or more	protected nat	ural features			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQM	Α				
Ground Condition Constrain	nts 5	Ground treatment is	not expected to be required	l				
Neighbouring Constraints	5	Site has no neighbour						
Proximity to Key Services	0		m walking distance of one o	r more service	es and the City			
0 " 5 "		-	am Ferrers Town Centre out additional strain on but		h			
Community Facilities	3		put additional strain on but nool/healthcare facility/plac					
		recreation facility	1001/ Healtheare Tacinty/ place	c or worship,	sports, 1613u1C, 01			
Comments on Suitability	Adja	<u> </u>	de II listed building.TPO 20	14/014 is locat	ed within 15m of the site			
<u> </u>	and	might be a veteran tree.						
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/wi	illing owner/public sector					
Land Condition	5	Vacant land & buildin	gs					
Legal Constraints	5	Site does not face any known legal issues						
Planning Permission or	N/A							
Allocation								
Comments on Availability								
Achievability Criteria:			Achievabili	ty Rating:	Green			
Viability	5	Development is likely						
Timescale for Deliverability		Up to 5 years						
	_							

SHELAA Reference:	17SLAA9	RAG Rating:	Amber	2	7 Nov 2024		
Site Address:	Rembrand	t House, Blasford Hill, Lit	ttle Waltham, Chelmsford	, Essex, CM3	3 3PF		
Parish:	Little Walt	ham	Total Score:	107			
Developable Site Area	0.46		Reason for				
(ha):			discounted areas:				
Potential Yield:	11		Typology:	17			
Proposed Use:	Residentia	I	Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	Areas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	•	ot result in the loss of establis	•			
		· · · · · · · · · · · · · · · · · · ·	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
D	_	Neighbourhood Centr					
Proximity to the Workplace			lking distance of an employm		n		
Public Transport	5		ralking distance of one or mor		n atura ele		
PROW and Cycling Connect			ralking distance to either a PR		HELWOIK		
Vehicle Access	5	+	ng vehicle access into/adjacer	it to the site			
Strategic Road Access	N/		any designated besitage asse				
Designated Heritage Assets			any designated heritage asse any non-designated heritage				
Non-Designated Heritage A			·		not.		
Archaeological Assets	5 nts 5		contain any assets of archaed e is within a Minerals Safegua				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	•	iruing Area. S	ite is not within a		
Defined Open Space	5		in an area defined as Open Sp	pace, an exist	ing/proposed Country		
beilied open space		Park or 'Other' Green			3, p p ,		
Green Belt & Green Wedge	9 0	The majority of the site (90% or more) lies within the Metropolitan Green Bel					
		Wedge					
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with	hin the land c	classification/s: Grade 1,		
Protected Natural Features	0		y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F			arai reatares		
Air Quality Management A			Om from a designated AQMA				
Ground Condition Constrain			not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	•				
Proximity to Key Services	3		lking distance of all services a	ind/or the Cit	v Centre/South		
Troduinty to Key Services]	Woodham Ferrers To		.,	,		
Community Facilities	5	•	not result in the loss of nor pu				
			nool/healthcare facility/place	of worship/s	ports, leisure, or		
Commonto or Cultivitie		recreation facility	s stone 0.024bstt	ador TDO /201	11/006		
Comments on Suitability	Ou	iside of DSB. In range of bu	s stops. 0.024ha protected ui				
Availability Criteria:		1	Availability F	Rating:	Green		
Land Ownership	5		illing owner/public sector				
Land Condition	4	Established single use					
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or	N/	A					
Allocation	6::	and the second second					
Comments on Availability		e currently in use for other					
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability		Up to 5 years					
Comments on Achievability	1						

17SLAA	11	RAG Rating:	Amb	er	2	7 Nov 2024
Land No	rth Of	Cranham Road, Little	Waltha	am, Chelmsford, E	ssex	
Little W	althan	า	Total	Score:	73	
8.49			Reaso	n for		
			discou	ınted areas:		
0			Typol	ogy:	33	
Employr	ment		Comn	nents on the size	Size of sit	e is potentially suitable
			of site	:	for all em	ployment use
				Suitability Ra	ting:	Amber
reas	N/A			•		
		Site is in excess of 400	m walkir	ng distance from all s	services	
ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network
-	5	A route exists enabling	yehicle	access into/adjacen	t to the site	
	0					network, primary road
		network, a safeguarde	d trunk i	road or a B-road		
	5	Site does not contain	any desig	nated heritage asse	ts	
ssets	5	Site does not contain	any non-	designated heritage	assets	
	5	Site is not thought to	contain a	ny assets of archaed	ological inter	est
nts	0		•			•
			_		•	
				<u> </u>		
	5			defined as Open Sp	ace, an exist	ing/proposed Country
	5		•	tronolitan Green Re	lt or Green W	Vedge
,	U	Grade 2 or Grade 3	or cerme	a and primarily with	iiii tiic iaiia c	nassineation, s. Grade 1,
(0	Site partially or wholly	compris	es of one or more p	rotected nat	ural features
	5	Site is wholly within Fl	ood Zon	e 1		
eas .	5	Site is in excess of 500	m from a	a designated AQMA		
nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	9
	N/A					
	5	Development would n	ot result	in the loss of nor pu	ıt additional	strain on an
		existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
		recreation facility				
	-	Jos/076 III the northern	i part or	ine sitePriority 4 co	mammateu	ianu 30PC000240 Within
				Availability R	Rating:	Yellow
	3	Promoter has an ontic	n to nur			
				ies		
					n site	
	i Cillill	331011 21/00430/ NEIVI	61 anteu	, avvaiting start Of	i JILC	
	Landov	vner/s have not been in	volved in	submission. No evid	dence of land	downer/s support with
				Achievability	Rating:	Yellow
					Ū-	
	5	Development is likely	viable			
	5 4	Development is likely Over 5 years	viable			
	Land No Little W 8.49 0 Employs reas ivity sseets nts	Cittle Waltham 8.49	Land North Of Cranham Road, Little Little Waltham 8.49 0 Employment reas N/A N/A N/A N/A Site is in excess of 400 ivity 5 Site is within 100m wa 5 A route exists enabling 0 Site has no direct acce network, a safeguarde 5 Site does not contain a ssets 5 Site is not thought to a consultation Area who allocated activity wou 5 Site does not lie within Park or 'Other' Green 5 Site does not lie within O Site is predominantly of Grade 2 or Grade 3 0 Site partially or wholly 5 Site is wholly within Fl eas 5 Site is in excess of 500 nts 3 Ground treatment is en N/A N/A N/A N/A N/A N/A N/A N/	Land North Of Cranham Road, Little Waltha 8.49 Reaso discouloge and discouloge a	Land North Of Cranham Road, Little Waltham, Chelmsford, E Little Waltham Total Score: 8.49 Reason for discounted areas: 0 Typology: Employment Comments on the size of site: Suitability Ro reas N/A N/A N/A N/A Site is in excess of 400m walking distance from all: wity 5 Site is within 100m walking distance to either a PR 5 A route exists enabling vehicle access into/adjacen 0 Site has no direct access to nor is adjacent to the si network, a safeguarded trunk road or a B-road 5 Site does not contain any designated heritage asses 5 Site does not contain any non-designated heritage 5 Site is not thought to contain any assets of archaect ints 0 Site is wholly or partially within an identified Miner Consultation Area where safeguarded infrastructur allocated activity would not have ceased prior to the 5 Site does not lie within an area defined as Open Sp Park or 'Other' Green Space 5 Site does not lie within the Metropolitan Green Be 0 Site is predominantly Greenfield and primarily with Grade 2 or Grade 3 0 Site partially or wholly comprises of one or more p 5 Site is wholly within Flood Zone 1 eas 5 Site is in excess of 500m from a designated AQMA N/A N/A N/A N/A N/A Site is necessor 500m from a designated AQMA N/A N/A N/A N/A Site is necessor 500m from a designated AQMA N/A N/A N/A N/A N/A N/A N/A N/A N/A N/	Land North Of Cranham Road, Little Waltham, Chelmsford, Essex Little Waltham Total Score: 73 8.49 Reason for discounted areas: 75 Typology: Employment Comments on the size of site: Suitability Rating: For all employment Suitability Rating: Suitability Rating: Suitability Rating: Suitability Rating: Suitability Rating: Suitability Rating: For all employment Suitability Rating: For all employment Suitability Rating: Suitability Rating: Suitability Rating: For all employment For all employment Suitability Rating: For all employment

SHELAA Reference: 1	17SLAA12	RAG Rating:	Amber	2	27 Nov 2024			
Site Address:	Bushy Hill (8RU	Communication Station,	Edwins Hall Road, Woo	odham Ferrers	s, Chelmsford, CM3			
Parish:	South Woo	dham Ferrers	Total Score:	101				
Developable Site Area	1.725		Reason for	Electricit	y substation (0.005ha)			
(ha):			discounted areas:					
Potential Yield:	72		Typology:	7				
Proposed Use:	Residentia		Comments on the size	е				
			of site:					
Suitability Criteria:			Suitability	Rating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employ	ment allocation	n e			
Impact on Retail Areas	5	Development does no	ot result in the loss of esta	blished shops a	nd services within			
			re, South Woodham Ferre	rs Town Centre	or any designated			
5		Neighbourhood Centr						
Proximity to the Workplace			king distance of an emplo		on			
Public Transport	0		Om walking distance from		naturado			
PROW and Cycling Connecti			alking distance to either a		network			
Vehicle Access	5		g vehicle access into/adja	Lent to the site				
Strategic Road Access	N/A		any designated baritage	ccata				
Designated Heritage Assets			any designated heritage a					
Non-Designated Heritage A			any non-designated herita		root			
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrair	nts 5	Minerals or Waste Co	,	guarumg Area.	Site is not within a			
Defined Open Space	5		n an area defined as Oper	Space, an exis	ting/proposed Country			
zemied open opace		Park or 'Other' Green			J. 1 ,			
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green	Belt or Green \	Wedge			
Land Classification	5	Site is predominantly	Previously Developed Lan	d				
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features						
Flood Risk Constraints	5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 3	Ground treatment is o	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0		ing constraints with no potential for mitigation					
Proximity to Key Services	3		king distance of all service	s and/or the Ci	ty Centre/South			
Camana unita de Canilitia a	2	Woodham Ferrers To		t not recult in t	ho loss of an an			
Community Facilities	3		Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
		recreation facility	, oo, , , ca, , , , oa, c , a o , , p , o	.ее от тоготпр,	op 0.13, 10.3 a. c., 0.			
Comments on Suitability	Out	side of DSB. 0.003ha LoWS	i.					
Availability Criteria:			Availabilit	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector		1			
Land Condition	2	Established multiple u						
Legal Constraints	5							
Planning Permission or	Pei	Permission 22/02235/OUT received, yet to be determined						
Allocation		•	•					
Comments on Availability	Site	in use for other purposes.						
A delice of the control of			Achievabil	ity Rating:	Green			
Achievability Criteria:				, ,				
Achievability Criteria: Viability	5	Development is likely	viable					
Viability Timescale for Deliverability		Development is likely Up to 5 years	viable					

SHELAA Reference:	17SLAA13	RAG Rating:	Red	2	7 Nov 2024
Site Address:	Land North E	ast Of Skeggs Farm, Ch	nelmsford Road, Writtle,	Chelmsford,	, Essex
Parish:	Writtle		Total Score:	81	
Developable Site Area	90.15		Reason for		
(ha):			discounted areas:		
Potential Yield:	1104		Typology:	25	
Proposed Use:	Residential		Comments on the size		
			of site:		
Suitability Criteria:			Suitability F	Rating:	Red
Proximity to Employment A	Areas 5	Site is outside of any e	existing/proposed employm	ent allocation	
Impact on Retail Areas	5	Development does no	t result in the loss of establ	ished shops ar	nd services within
		Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers es	Town Centre	or any designated
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employ	ment allocatio	n
Public Transport	5	Site is within 400m wa	alking distance of one or mo	ore services	
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a P	ROW or cycle	network
Vehicle Access	5	A route exists enabling	g vehicle access into/adjace	ent to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one	or more designated herita	ge assets	
Non-Designated Heritage A	ssets 3	Site is adjacent to one	or more non-designated h	eritage assets	
Archaeological Assets	3	Site is thought to be a	djacent to one or more ass	ets of archaeo	logical interest
Minerals & Waste Constrai	nts 2	, ,	lly within an identified Min be undertaken in the form	_	•
Defined Open Space	3				
Green Belt & Green Wedge	9 0	The majority of the sit Wedge	e (90% or more) lies within	the Metropol	itan Green Belt or Green
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wi	thin the land o	classification/s: Grade 1,
Protected Natural Features	0	Site partially or wholly	comprises of one or more	protected nat	ural features
Flood Risk Constraints	2	Up to 25% of the site	area is within Flood Zone 3		
Air Quality Management A	reas 5	Site is in excess of 500	m from a designated AQM	A	
Ground Condition Constrai	nts 3	Ground treatment is e	expected to be required on	part of the site	9
Neighbouring Constraints	0	Site has neighbouring	constraints with no potent	ial for mitigation	on
Proximity to Key Services	5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all service wn Centre	es and/or the C	City Centre/South
Community Facilities	3		ut additional strain on but		
		J	ool/healthcare facility/plac	e of worship/s	sports, leisure, or
Comments on Suitability	Adiaa	recreation facility	ge of bus stops. Adjacent to	a a concornatio	on area. Adiacent to
Comments on Suitability	lands	cape of local interest. Nat	ge of bus stops. Adjacent to cural Green Space (Limited 2 2008/051 on the edge of th	Access), Park a	and Recreation Ground.
Availability Criteria:	0.520	na protesteu unuer of	Availability		Yellow
Land Ownership	3	Promoter has an ontic	on to purchase site or collab		
Land Condition	3	Low intensity land use	•		
Legal Constraints	3	Site may possibly face			
Planning Permission or	N/A	, , , , , , , , , , , , , , , , , , , ,	<u> </u>		
Allocation	11/7				
Comments on Availability		owner/s have not been in ission. Site not within pro	volved in submission. No ex	vidence of land	downer/s support with
Achievability Criteria:		Die weiner pro	Achievabilit	v Rating:	Green
Viability	5	Development is likely		,	
Timescale for Deliverability		Up to 5 years			
Timescale for Deliverability	,	- F 7 50.0			

SHELAA Reference:	17SLAA14	RAG Rating:	Amber	2	7 Nov 2024
Site Address:	Land South W	est Of Sunnyfields Scl	hool, School Lane, Great	Leighs, Cheli	msford, Essex
Parish:	Great Leighs		Total Score:	100	
Developable Site Area	6.66		Reason for		
(ha):			discounted areas:		
Potential Yield:	114		Typology:	2	
Proposed Use:	Residential		Comments on the size		
			of site:		
Suitability Criteria:			Suitability R	ating:	Amber
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employm	ent allocation	
Impact on Retail Areas	5	· ·	t result in the loss of establi e, South Woodham Ferrers es	•	
Proximity to the Workplace	5		king distance of an employr	nent allocation	n
Public Transport	5		alking distance of one or mo		
PROW and Cycling Connect			alking distance to either a Pl		network
Vehicle Access	5		g vehicle access into/adjace		-
Strategic Road Access	N/A				
Designated Heritage Assets		Site contains one or m	nore designated heritage ass	sets	
Non-Designated Heritage A			any non-designated heritag		
Archaeological Assets	5				est
Minerals & Waste Constrain	nts 2	Site is wholly or partially within an identified Minerals Safeguarding Area and r further assessment to be undertaken in the form of a Minerals Resource Asses			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space			ing/proposed Country
Green Belt & Green Wedge	5		n the Metropolitan Green B		
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily wi		
Protected Natural Features		excess of 500m of any	Im of any locally designated international/national desi	•	
Flood Risk Constraints	5	Site is wholly within Fl			
Air Quality Management Ar			m from a designated AQM	Α	
Ground Condition Constrain			ot expected to be required		
Neighbouring Constraints	0		constraints with no potenti		
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City
Community Facilities	3		ut additional strain on but i ool/healthcare facility/place		
Comments on Suitability	Adjace within		us stops. Informal access off	School Lane.	Grade II listed buliding
Availability Criteria:	vvicilli	JIC	Availability	Rating:	Green
Land Ownership	5	Held by developer/wil	ling owner/public sector		1 2.23
Land Condition	5	Vacant land & building			
Legal Constraints	5	Site does not face any			
Planning Permission or	N/A	Site does not race dily	KITOWIT IEBAI 133UE3		
Allocation	IN/A				
Comments on Availability					
Achievability Criteria:			Achievabilit	y Rating:	Green
Viability	5	Development is likely			1
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability		· · ·			

SHELAA Reference: 3	17SLAA15	RAG Rating:	Amber	2	7 Nov 2024		
Site Address:	Land North V	Vest Of Eagle Villas, M	ain Road, Ford End, Chel	msford, Esse	ex		
Parish:	Great Waltha	ım	Total Score:	106			
Developable Site Area	1.25		Reason for				
(ha):			discounted areas:				
Potential Yield:	28		Typology:	4+36			
Proposed Use:	Mixed Use		Comments on the size		e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability R	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employm	ent allocation	1		
Impact on Retail Areas	5	•	t result in the loss of establ	•			
		Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
D : '	_	Neighbourhood Centr			_		
Proximity to the Workplace			king distance of an employr		n .		
Public Transport	5		alking distance of one or mo		and and		
PROW and Cycling Connect			alking distance to either a P		песмогк		
Vehicle Access	5		g vehicle access into/adjace		and or D road		
Strategic Road Access	2		to or is adjacent to a safegu		oad or B-road		
Designated Heritage Assets			or more designated heritage				
Non-Designated Heritage A			any non-designated heritag		1		
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5		iss than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a inerals or Waste Consultation Area				
Defined Open Space	0		te (90% or more) lies within	an area defin	ed as Onen Snace, an		
Defined Open Space	ľ		untry Park or 'Other' Green		ca as open space, an		
Green Belt & Green Wedge	5		n the Metropolitan Green B		Vedge		
Land Classification	0		Greenfield and primarily wi	thin the land	classification/s: Grade 1,		
Dontont d Noticel Footisies		Grade 2 or Grade 3	\ f		Accord for a transport of the		
Protected Natural Features	5		Om of any locally designated vinternational/national desi				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQM	A			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0	Site is in excess of 2kr	n walking distance of one or	more service	es and the City		
		·	am Ferrers Town Centre				
Community Facilities	3	•	out additional strain on but i ool/healthcare facility/plac				
Comments on Suitability	Adjac	·	us stops. Adjacent Grade II l	isted building	s.Amenity Green Space.		
Availability Criteria:		-	Availability		Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	3	Low intensity land use	• .,				
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A	' '					
Allocation	1.77						
Comments on Availability	Site in	use for other purposes.					
Achievability Criteria:	-		Achievabilit	y Rating:	Green		
Viability	5	Development is likely					
- 1	_	<u> </u>					
Timescale for Deliverability	5	Up to 5 years					

Parish: Margaretting Total Score: 91 Reason for discounted areas: 2 Potential Vield: 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 Chemistord City Centre, South Woodham Ferrers Town Centre or any designated Nephroundood Centre of an employment allocation Chemistord City Centre, South Woodham Ferrers Town Centre or any designated Proximity to the Workplace O Site is in excess of Zikm walking distance of an employment allocation Public Transport 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services Strategic Road Access N/A Designated Heritage Assets N/A Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets Strategic Road Access N/A Site is adjacent to one or more designated heritage assets Archaeological Assets 5 Site does not centain any non-designated heritage assets Archaeological Assets 5 Site does not lie within an any assets of archaeological interest Minerals Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Consultation Area Open Space, an existing/proposed Country Park or Other Green Spac	SHELAA Reference:	17SLAA1	6 RAG Rating:	Red	2	27 Nov 2024	
Parish: Margaretting Total Score: 91 Developable Site Area (ha): 825 Developable Site Area (ha): 826 Detential Vield: 78 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Suitability Criteria: Suitability Criteria: Suitability Suitabili	Site Address:	Land North	Nest Of The Spread Ea	gle, Main Road, Margare	tting, Ingate	estone, Essex	
Comments on the size Proposed Use: Residential Comments on the size Suitability Criteria: Suitability Criteria: Suitability Rating: Red	Parish:	Margarett	ng	Total Score:	91		
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation (Chemsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Suitability to the Workplace O Site is in excess of 2km walking distance of an employment allocation Chemsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Subject of an employment allocation Strategic Road Access Site is within 400m walking distance of an employment allocation Strategic Road Access Site is within 400m walking distance of an employment allocation Strategic Road Access Site is within 400m walking distance of an employment allocation Strategic Road Access Site is within 400m walking distance of an employment allocation Proposed Centres Site is within 400m walking distance of an employment allocation Strategic Road Access Site Access Site is within 400m walking distance of an employment allocation Proposed Centres Site is within 400m walking distance of an employment allocation Strategic Road Access Site Access Site is within 400m walking distance of an employment allocation Strategic Road Access Site Site is within 400m walking distance of an employment allocation Strategic Road Access Site Site Site is within 400m walking distance of an employment allocation Strategic Road Access Site Site Site Site on the Ministry of Strategic Road Access Site Site Site Site Site Site Site Site	Developable Site Area	4.56		Reason for			
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 Chemisford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 0 Site is in excess of 2 Earn walking distance of an employment allocation PROW and Cycling Connectivity 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Verbicle Access 5 Archaeological Resets 5 N/A Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals of Waste Consultation Area Defined Open Space 5 Site does not contain any area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Serven Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Protected Natural Features 10 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Frowing to key Services 10 Site is partially or wholly comprises of one or more protected natural features Frowing to Key Services 10 Site is in excess of Soom from a designated ADMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 10 Site has neighbouri	(ha):			discounted areas:			
Suitability Criteria: Suitability Criteria: Proximity to Employment Areas 5	Potential Yield:	78		Typology:	2		
Suitability Criteria: Suitability Rating: Red	Proposed Use:	Residentia	l	Comments on the size			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O 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 400m walking distance to either a PROW or 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 Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not lie within a marchaeological interest Minerals & Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the land classifications 0 Site partially or wholly comprises of one or more protected natural features Protected Natural Features 10 Site is in excess of 500m from a designated AQMA Grade 2 or Grade 3 Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 0 Site has neighbouring constraints with no potential for m				of site:			
Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:						
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace OSite is in excess of 2km walking distance of an employment allocation Proximity to the Workplace Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 400m walking distance of either a PROW or cycle network Wehicle Access Shrategic Road Access N/A Designated Heritage Assets Site is within 100m walking distance to either a PROW or cycle network Wehicle Access N/A Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site is adjacent to one or more designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Winerals & Waste Constraints Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Winerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Yother Green Space Green Belt & Green Wedge OTHe majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge And Classification Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Site partially or wholly comprises of one or more protected natural features Site is in excess of 20m from a designated AQIMA Ground Condition Constraints Site is in excess of 20m from a designated AQIMA Ground Condition Constraints Site is in excess of 20m from a designated from the partial for mitigation Site is in excess of 20m from a designated partial from itigation Site is in excess of 20m from a designated AQIMA Ground Condition Constraints Site is excess of 20m from a designated AQIMA Site of your walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Adjacent to DSB. In rang	Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employments	ent allocation	1	
Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or 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 Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification 2 Site perdominantly Greenfield and primarily within the land classification/s: Grade or Grade 2 or Grade 3 Protected Natural Features 6 Site is in swholly within Flood Zone 1 Afri Quality Management Areas 6 Site is is excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in sexess of 500m from a designated AQMA Ground Condition Constraints 6 Site is in sexess of 500m from a designated from thigation Proximity to Key Services 1 Site is in sexess of 500m from a designated on the required Neighbouring Constraints 2 Site is in sexess of 500m from a designated on the required Neighbouring Constraints 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of one of more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development 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	Impact on Retail Areas	5	Chelmsford City Centi	re, South Woodham Ferrers	•		
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Wehicle 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 Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge And Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade: Grade 2 or Grade 3 Protected Natural Features O Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is wholly within Flood Zone 1 Air Quality Management Areas For Community Facilities O Site has neighbouring constraints on Site has neighbouring constraints O Site has neighbouring constraints O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities A Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 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 (Low: borders site. Availability Criteria: Aual Development is likely viable Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievab	Proximity to the Workplace	9 0	Site is in excess of 2kr	m walking distance of an em	ployment allo	ocation	
Vehicle Access 5	Public Transport	5	Site is within 400m w	alking distance of one or mo	re services		
Strategic Road Access N/A Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Protected Natural Features Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services O 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 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 (LoW: borders site. Availability Criteria: Availability Rating: Achievability Criteria: Viability S Development is likely viable Firmescale for Deliverability S Development is likely viable	PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PF	ROW or cycle	network	
Designated Heritage Assets 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 does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3 Site is within 1 Site is within 2 Site is within 3 Site is within 2 Site is within 3 Site	Vehicle Access	5	A route exists enablin	g vehicle access into/adjace	nt to the site		
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Minerals & Waste Constraints Defined Open Space Stephan Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Minerals or Waste Consultation Area Stephan Sha of a site is within an Area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Belt & Green Belt & Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 3 or Grade 3 or Grade 3 Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services O 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 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 (Lowsborders site. Availability Criteria: Availability Rating: Green Achievability Criteria:	Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	e assets		
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Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Flood Risk Constraints S Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints S Ground treatment is not expected to be required Neighbouring Constraints O Site is in excess of 500m from a designated AQMA Ground Condition Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services O 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 (Lowsborders site. Availability Criteria: Availability Rating: Green Achievability Rating: Achievability Rating: Green Viability S Development is likely viable Firmescale for Deliverability 5 Up to 5 years		Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not w					
Wedge	Defined Open Space	5		•	pace, an exist	ting/proposed Country	
Grade 2 or Grade 3 Protected Natural Features 0 Site partially or wholly comprises of one or more protected natural features	Green Belt & Green Wedge	0		te (90% or more) lies within	the Metropo	litan Green Belt or Green	
Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 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 (LoW: borders site. Availability Criteria: Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Limescale for Deliverability 5 Development is likely viable	Land Classification	0		Greenfield and primarily wit	thin the land	classification/s: Grade 1,	
Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has neighbouring constraints with no potential for mitigation Proximity to Key Services OSite has neighbouring constraints with no potential for mitigation Proximity to Key Services OSite 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 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 (Lowsborders site. Availability Criteria: Availability Rating: Green Availability Rating: Filed by developer/willing owner/public sector Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green Joevelopment is likely viable Timescale for Deliverability Jup to 5 years	Protected Natural Features	0	Site partially or wholly	y comprises of one or more I	protected nat	tural features	
Ground Condition Constraints Signature of English Street Services Oroximity to Key Services Oroximity to Key Services Oroximity Facilities Oroximity Oroximity Oroximity Facilities Oroximity Or	Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Neighbouring Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services O 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 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 Availability Rating: Filed by developer/willing owner/public sector Legal Constraints Site does not face any known legal issues N/A Allocation Comments on Availability Achievability Criteria: Viability Development is likely viable Timescale for Deliverability S Development is likely viable Timescale for Deliverability S Up to 5 years	Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA	١		
Proximity to Key Services O 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 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 (Lowsborders site. Availability Criteria: Availability Rating: Green Availability Rating: S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but 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 (Lowsborders site. Availability Criteria: Land Ownership Land Condition 5 Held by developer/willing 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 Achievability Criteria: Vability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	onstraints with no potential for mitigation		
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: Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services	0	Centre/South Woodh	am Ferrers Town Centre			
Handful of trees on boundary protected under TPO/2004/042 and Oak Stables Meadow (LoWsborders site. Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Green Availability Rating: Green Achievability Rating: Green Up to 5 years	Community Facilities	3	existing/proposed sch				
Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability S Held by developer/willing owner/public sector Vacant land & buildings Vacant land & buildings Site does not face any known legal issues N/A Achievability Rating: Achievability Rating: Green Vacant land & buildings Achievability Rating: Achievability Rating: Up to 5 years	Comments on Suitability	На	ndful of trees on boundary				
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:			Availability	Rating:	Green	
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Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				•			
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years							
Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or			<u> </u>			
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years							
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Achievahilit	v Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	•	5	Development is likely		,	J. 55.11	
	Comments on Achievability		op to 5 years				

Site Address: Parish: Developable Site Area (ha): Potential Yield: Proposed Use:	Field 22 Rettend 3.84		uth Of Maltings Road,	Battlesbridge, Wickford	. Fssex			
Developable Site Area (ha): Potential Yield: Proposed Use:	Rettend				esbridge, Wickford, Essex			
(ha): Potential Yield: Proposed Use:	3.84	~~		Total Score:	80			
(ha): Potential Yield: Proposed Use:				Reason for				
Proposed Use:				discounted areas:				
·	75			Typology:	3			
·	Resider	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Chelmsford City Centre Neighbourhood Centre		Town Centre	or any designated		
Proximity to the Workplace	!	5	Site is within 2km wall	king distance of an employr	nent allocation	า		
Public Transport		5	Site is within 400m wa	lking distance of one or mo	re services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a P	ROW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		0	Site contains one or m	ore designated heritage as	sets			
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safegunsultation Area	arding Area. S	ite is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	Space, an exist	ing/proposed Country		
Green Belt & Green Wedge 0 Land Classification 3			Wedge	e (90% or more) lies within				
Land Classification			classification/s: Grade	Greenfield and primarily wi 4, Grade 5, non-agricultura	ıl use, or urbaı	n use		
Protected Natural Features		0		comprises of one or more	protected nat	ural features		
Flood Risk Constraints		0		rea is within Flood Zone 3				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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	existing/proposed sch recreation facility	ut additional strain on but ool/healthcare facility/plac	e of worship/s	ports, leisure, or		
Comments on Suitability				stops. Access to Maltings Fone. ECC contaminated lan				
Availability Criteria:				Availability		Yellow		
Land Ownership		0	Known to be in particu	larly complex/multiple ow	nership			
Land Condition		3	Low intensity land use	S				
Legal Constraints		3	Site may possibly face	legal issues				
Planning Permission or		N/A						
Allocation								
Comments on Availability		-		ce of all landowner/s suppo currently in use for other p		ssion. Entire site not		
Achievability Criteria:				Achievabilit	y Rating:	Green		
Viability		5	Development is likely			1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			, , ,					

Site Address:						l		
	Lathcoat	s Farr	n Shop, Beehive Lane	, Great	Baddow, Chelmsfo	ord, CM2 8L	_X	
Parish:	Great Ba	ddow	1	Total	Score:	108		
Developable Site Area	15.29			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	262			Typol	ogy:	1		
Proposed Use:	Resident	ial		Comn	nents on the size			
				of site	: :			
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	reas 5		Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	5		Development does no	t result i	n the loss of establis	hed shops ar	nd services within	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Chelmsford City Centre Neighbourhood Centre		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	5		Site is within 2km walking distance of an employment allocation					
Public Transport	5		Site is within 400m wa	Iking dis	tance of one or mor	e services		
PROW and Cycling Connecti	vity 5		Site is within 100m wa	Iking dis	tance to either a PR	OW or cycle i	network	
Vehicle Access	5		A route exists enabling	vehicle	access into/adjacen	t to the site		
Strategic Road Access	N	I/A						
Designated Heritage Assets	3		Site is adjacent to one	or more	designated heritage	assets		
Non-Designated Heritage As	ssets 5		Site does not contain a	ny non-	designated heritage	assets		
Archaeological Assets	5		Site is not thought to o	ontain a	ny assets of archaed	ological intere	est	
Minerals & Waste Constrain	its 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
			Minerals or Waste Cor					
Defined Open Space	5		Site does not lie within Park or 'Other' Green S		defined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification 3			Site is predominantly (classification/s: Grade			_		
Protected Natural Features 5 Site is in excess of 100m of any locally designated protected excess of 500m of any international/national designated pr			protected nat	tural features and in				
Flood Risk Constraints	5		Site is wholly within Fl					
Air Quality Management Ar	eas 5		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain			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 walk Woodham Ferrers Tov			nd/or the Cit	y Centre/South	
Community Facilities	3		Development would p			ot result in th	e loss of on an	
,			existing/proposed scherecreation facility	ool/heal	thcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		•	nt to Urban Area. In rang e 2 listed building.	ge of bus	stops. Direct access	to the site v	ia Beehive Lane. Adjacent	
Availability Criteria:					Availability R	Rating:	Yellow	
Land Ownership	3		Promoter has an optio	n to pur			sting owner	
Land Condition	5		Vacant land & building					
Legal Constraints	3		Site may possibly face		ues			
Planning Permission or		I/A	· · · · · · · · · · · · · · · · · · ·					
Allocation		-						
Comments on Availability			vner/s have not been inv sion. Site not within pro			dence of land	lowner/s support with	
Achievability Criteria:			,		Achievability	Rating:	Green	
Viability	5		Development is likely	viable	, , , , , , , , , , , , , , , , , , , ,			
Timescale for Deliverability	5		Up to 5 years					
			-15 00 5 7 0015					

SHELAA Reference:	17SLAA19	RAG Rating:	Amber	27 Nov 2024			
Site Address:	Land East Of E	Broomfield Library, 18	0 Main Road, Broomfield	, Chelmsfor	d		
Parish:	Broomfield		Total Score:	105			
Developable Site Area	0.52		Reason for				
(ha):			discounted areas:				
Potential Yield:	10		Typology:	5			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	5	Chelmsford City Centr	t result in the loss of establis e, South Woodham Ferrers 1	•			
Proximity to the Workplace	: 5	Neighbourhood Centres Site is within 2km walking distance of an employment allocation					
Public Transport	5		alking distance of one or mor		••		
<u>'</u>			alking distance to either a PR		network		
PROW and Cycling Connect Vehicle Access	IVITY 5		g vehicle access into/adjacen		IICCVVOI K		
	N/A	A TOUTE CAISES CHADIIII	5 vernole decess into/adjacen	t to the site			
Strategic Road Access Designated Heritage Assets		Site is adjacent to one	or more designated heritage	assets			
Non-Designated Heritage Assets		Site is adjacent to one or more designated heritage assets Site does not contain any non-designated heritage assets					
	5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest					
Archaeological Assets Minerals & Waste Constrain			is within a Minerals Safegua				
winiciais & waste constrail	5	Minerals or Waste Co	•	rung Area. 3	ace is not withill d		
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country		
		Park or 'Other' Green					
Green Belt & Green Wedge	0	Wedge	e (90% or more) lies within t				
Land Classification	3	· ·	Greenfield and primarily with	_			
Donate at a d Night well Fresh was			4, Grade 5, non-agricultural				
Protected Natural Features		<u> </u>	comprises of one or more p	Totecteu nat	urar reatures		
Flood Risk Constraints	5	Site is wholly within Fl					
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA Ground treatment is not expected to be required					
Ground Condition Constraint		Site has no neighbouring constraints					
Neighbouring Constraints	5						
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 n	oot result in the loss of nor pu ool/healthcare facility/place				
Comments on Suitability		_	stops. Access onto the Brooprotected under TPO/2001/0		e site access. Adjacent		
Availability Criteria:			Availability F	Rating:	Yellow		
Land Ownership	3	Promoter has an optic	on to purchase site or collabo		isting owner		
Land Condition	5	Vacant land & building	gs				
Legal Constraints	3	<u> </u>					
Planning Permission or	N/A						
Allocation							
Comments on Availability		wner/s have not been in ssion. Site not within pro	volved in submission. No evidences ownership.	dence of land	downer/s support with		
Achievability Criteria:		·	Achievability	Rating:	Green		
Viability	5	Development is likely			1		
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							

SHELAA Reference: 3	17SLAA22	RAG Rating:	Amber	2	7 Nov 2024			
Site Address:	Livery Stables	, Fulbourne Farm, Boi	reham Road, Great Leighs	, Chelmsfor	d, CM3 1PR			
Parish:	Great Leighs		Total Score:	96				
Developable Site Area	8.09		Reason for					
(ha):			discounted areas:					
Potential Yield:	139		Typology:	2				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employment allocation					
Impact on Retail Areas	5		Development does not result in the loss of established shops and services within					
		•	e, South Woodham Ferrers 1	Town Centre	or any designated			
	_	Neighbourhood Centr						
Proximity to the Workplace			king distance of an employm		n			
Public Transport	0		m walking distance from all					
PROW and Cycling Connect			alking distance to either a PR		network			
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacer	it to the site				
Strategic Road Access	N/A	<u> </u>						
Designated Heritage Assets			Site is adjacent to one or more designated heritage assets					
Non-Designated Heritage A		-	or more non-designated he					
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires					
Minerals & Waste Constrain	nts 2		•	-	•			
Defined Ones Corre	-		be undertaken in the form of					
Defined Open Space	5	Park or 'Other' Green	n an area defined as Open Sp Space	Jace, an exist	irig/proposed Country			
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green W	Vedge			
Land Classification	0		Greenfield and primarily with					
Grade 2 or Grade 3								
Protected Natural Features	5	Site is in excess of 100	m of any locally designated	protected nat	tural features and in			
			international/national desig	nated protec	ted natural features			
Flood Risk Constraints	5	Site is wholly within Fl						
Air Quality Management Ar			m from a designated AQMA					
Ground Condition Constrain			not expected to be required					
Neighbouring Constraints	3		constraints with potential fo					
Proximity to Key Services	0		n walking distance of one or	more service	s and the City			
C			am Ferrers Town Centre	o+ rocult ! +!-	a loss of on			
Community Facilities	3		out additional strain on but nool/healthcare facility/place					
		recreation facility	oon hearthcare racinty, place	or worstillh/2	ports, icisure, ui			
Comments on Suitability	Adjace	·	irade 2 listed building. Adjac	ent to protec	ted lanes.			
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wil	lling owner/public sector	. 0	1			
Land Condition	3	Low intensity land use	• .,					
Legal Constraints	5	Site does not face any						
Planning Permission or	N/A		<u> </u>					
Allocation	13/73							
Comments on Availability	Site cu	rrently in use for other p	ourposes.					
Achievability Criteria:	L	<u> </u>	Achievability	/ Rating:	Yellow			
Viability	5	Development is likely	•					
Timescale for Deliverability	4	Over 5 years						

SHELAA Reference:	17SLAA	23	RAG Rating:	Amk	er	2	7 Nov 2024	
Site Address:	Land No	rth Of	Paulk Hall Lane, Grea	at Leigh	s, Chelmsford, Ess	ex		
Parish:	Great Le	ighs		Total	Score:	107		
Developable Site Area	12.06			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	207			Typology: 2				
Proposed Use:	Resident	tial		Comments on the size				
				of site	2:			
Suitability Criteria:					Suitability Ra	nting:	Amber	
Proximity to Employment A	reas 5	5	Site is outside of any e	existing/p	proposed employme	nt allocation		
Impact on Retail Areas	5	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	. 5	5	Site is within 2km walking distance of an employment allocation					
Public Transport	5	5	Site is within 400m wa					
PROW and Cycling Connect			Site is within 100m wa				network	
Vehicle Access	L 3	5	A route exists enabling vehicle access into/adjacent to the site					
Strategic Road Access	ľ	N/A						
Designated Heritage Assets	5	5	Site does not contain a	any desi	gnated heritage asse	ts		
Non-Designated Heritage A	ssets 3	3	Site is adjacent to one	or more	non-designated her	ritage assets		
Archaeological Assets	5	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 2	2	Site is wholly or partia further assessment to	•		-	ding Area and requires Resource Assessment	
Defined Open Space	5	5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5	5	Site does not lie within	n the Me	tropolitan Green Bel	lt or Green W	/edge	
Land Classification	C	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,		
			Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints	<u> </u>	5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	eas 5	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	5	Site has no neighbouring constraints					
Proximity to Key Services	C	0	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	3	Development would p existing/proposed sch recreation facility	ut additi	onal strain on but no			
Comments on Suitability		Outside Lane.	•	stops. I	nformal access off Pa	aulk Hall Lane	e. Adjacent to a Protected	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership	5	5	Held by developer/wil	ling own	•	<u> </u>	1	
Land Condition	5		Vacant land & building		•			
Legal Constraints		5 Site does not face any known legal issues						
Planning Permission or		N/A			<u> </u>			
Allocation		,						
Comments on Availability								
					A . I I I	Pating	W. II.	
Achievability Criteria:					Achievability	naung.	Yellow	
-	5	5	Development is likely	viable	Achievability	nauiig.	Yellow	
Achievability Criteria: Viability Timescale for Deliverability			Development is likely Over 5 years	viable	Achievability	nating.	Yellow	

SHELAA Reference:	17SLAA24	RAG Rating:	Amber	2	7 Nov 2024	
Site Address:	Land Around	Sewage Works, Good	mans Lane, Great Leighs,	. Chelmsford	, Essex	
Parish:	Great Leighs		Total Score:	95		
Developable Site Area	8.73		Reason for	Sewage P	umping Station	
(ha):			discounted areas:	(0.03ha)		
Potential Yield:	150		Typology:	2		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability R	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employm	ent allocation		
Impact on Retail Areas	5	Development does no	ot result in the loss of establ	ished shops ar	nd services within	
			re, South Woodham Ferrers	Town Centre	or any designated	
5	_	Neighbourhood Centr				
Proximity to the Workplace		<u> </u>	king distance of an employr		n ————————————————————————————————————	
Public Transport	5	<u> </u>	alking distance of one or mo			
PROW and Cycling Connect			alking distance to either a Pl		network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjace	int to the site		
Strategic Road Access	N/A	C'ha da a a da a a da '	and the state of t	-1-		
Designated Heritage Assets			any designated heritage ass			
Non-Designated Heritage A		Site is adjacent to one or more non-designated heritage assets Site is not thought to contain any assets of archaeological interest				
Archaeological Assets	5	<u> </u>	e is within a Minerals Safegu			
Minerals & Waste Constrain	nts 5	Minerals or Waste Co		laruing Area. S	one is not within a	
Defined Open Space	3		in an area defined as Open S	Space, an exist	ting/proposed Country	
Defined Open Space		Park or 'Other' Green	•	.,,.	. ₀ , , . , ,	
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green B	elt or Green V	Vedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: G Grade 2 or Grade 3				
Protected Natural Features	0	O 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 Ar	eas 5	Site is in excess of 500	Om from a designated AQMA	4		
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	0	Site has neighbouring	constraints with no potenti	al for mitigati	on	
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	r more service	s and the City	
Community Facilities	3	'	out additional strain on but	not result in th	ne loss of on an	
community ruemines			nool/healthcare facility/place			
		recreation facility				
Comments on Suitability			s stops. Adjacent to a Protec	cted Lane. Nat	ural Green Space (Limited	
	Access	s). 0.1ha under TPO/2008			_	
Availability Criteria:	1		Availability	Rating:	Green	
Land Ownership	5		lling owner/public sector			
Land Condition	5	Vacant land & building	=			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Achievabilit	y Rating:	Yellow	
Viability	5	Development is likely				
Timescale for Deliverability		Over 5 years				
Comments on Achievability		<u>. </u>				

SHELAA Reference:	17SLAA25	RAG Rating:	Amb	er	2	7 Nov 2024		
Site Address:	Land South E	ast Of Main Road, Gre	eat Leighs	s, Chelmsford, Ess	ex			
Parish:	Great Leighs		Total S	core:	107			
Developable Site Area	1.48		Reason	n for				
(ha):			discou	nted areas:				
Potential Yield:	0		Typolo	ogy:	32+36			
Proposed Use:	Mixed Use		Comm	ents on the size	Size of sit	e is potentially suitable		
			of site:		for all em	ployment use		
Suitability Criteria:				Suitability Ra		Amber		
Proximity to Employment A	reas 5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas	5	Development does no			•			
		•	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
Donation to the Alexander Inc.	-	Neighbourhood Centres Site is within 2km walking distance of an employment allocation						
Proximity to the Workplace						[I		
Public Transport	5	Site is within 400m wa						
PROW and Cycling Connect		Site is within 100m wa				network		
Vehicle Access	5	A route exists enabling				work		
Strategic Road Access	5	Site has direct access				WORK		
Designated Heritage Assets		Site is adjacent to one						
Non-Designated Heritage A		Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest						
Archaeological Assets	5			·				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		•	rding Area. S	oite is not within a		
Defined Open Space	5		in an area		ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie within		ropolitan Green Bel	t or Green V	Vedge		
Land Classification					classification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholly	y comprise	es of one or more pr	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	lood Zone	1				
Air Quality Management A	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		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	iooi/ileait	ilicare raciiity/piace	or worship/s	sports, leisure, or		
Comments on Suitability	Outsi	de of DSB. In range of bus	s stops. A	djacent Grade II liste	ed buliding.S	ite within 15m of		
		2013/008 which may con						
Availability Criteria:				Availability R	ating:	Green		
Land Ownership	5	Held by developer/wi	illing owne	er/public sector				
Land Condition	5	Vacant land & buildings						
Legal Constraints	5	5 Site does not face any known legal issues						
Planning Permission or	N/A							
Allocation Comments on Availability								
·				A chiova hilita	Datinas	Vallow		
Achievability Criteria:		Douglane ant in 19 at	viob!-	Achievability	Rating:	Yellow		
Viability	5	Development is likely	viable					
Timescale for Deliverability		Over 5 years						
Comments on Achievability								

Parish: Gr. Developable Site Area (ha): Potential Yield: 0 Proposed Use: Mi Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	S S S S S S S S S S	Site is outside of any e Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa A route exists enabling	Total season discourty policy common of sites existing/pot result in the case of the case	Score: In for Inted areas: Ogy: Inents on the size Interest Suitability Raporoposed employme In the loss of establis Woodham Ferrers T	for all emp ting: nt allocation hed shops an	e is potentially suitable ployment use Amber d services within	
Developable Site Area (ha): Potential Yield: Proposed Use: Mi Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	8 seed Use 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Reaso discou Typole Comm of site existing/p ot result in re, South res king dista	on for unted areas: ogy: nents on the size os: Suitability Raproposed employmenthe loss of establisi Woodham Ferrers T	32+36 Size of site for all empting: nt allocation hed shops an	Amber	
(ha): Potential Yield: Proposed Use: Mi Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	discou Typole Comm of site existing/p ot result in re, South res king dista	unted areas: ogy: nents on the size e: Suitability Ra proposed employme in the loss of establis Woodham Ferrers T	Size of site for all empeting: nt allocation hed shops an	Amber	
Potential Yield: 0 Proposed Use: Mi Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Typok Comm of site existing/p of result in re, South res king dista	ogy: nents on the size s: Suitability Ra proposed employme n the loss of establis Woodham Ferrers T	Size of site for all empeting: nt allocation hed shops an	Amber	
Proposed Use: Mi Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Commof site existing/pot result in re, South res king dista	Suitability Ra proposed employme in the loss of establis Woodham Ferrers T	Size of site for all empeting: nt allocation hed shops an	Amber	
Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5 5 5 5 5 5 5 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	of site existing/p ot result in re, South res king dista	Suitability Ra proposed employme in the loss of establis Woodham Ferrers T	for all emp ting: nt allocation hed shops an	Amber	
Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5 5 5 5 5 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	existing/pot result in re, South res king dista	Suitability Ra proposed employme in the loss of establisi Woodham Ferrers T	ting: nt allocation hed shops an	Amber	
Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5 5 5 5 5 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	ot result in re, South res king dista alking dis	proposed employme in the loss of establis Woodham Ferrers T	nt allocation hed shops an		
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5 5 5 5 5 5 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	ot result in re, South res king dista alking dis	n the loss of establis Woodham Ferrers T	hed shops an	d services within	
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5 5 5 5 5 5	Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	re, South res king dista alking dis	Woodham Ferrers T	•	d services within	
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5 5 5 5 5	Site is within 400m wa Site is within 100m wa	alking dis			or any designated	
PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5 5 5 5	Site is within 100m wa				1	
Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5 5 5						
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5	A route exists enabling				network	
Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification	5						
Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification		Site has direct access t				vork	
Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification		Site does not contain a					
Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification		Site does not contain a					
Defined Open Space Green Belt & Green Wedge Land Classification	5	Site is not thought to contain any assets of archaeological interest					
Green Belt & Green Wedge Land Classification	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area			
Land Classification	5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
	5	Site does not lie within					
Donata at a d Nickey 15 1	0	Grade 2 or Grade 3					
Protected Natural Features	Site does not comprise of any protected natural features but is within 100 designated protected natural feature or within 500m of an international/indesignated 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 Centre/South Woodha			more services	s and the City	
Community Facilities	5	Development would n existing/proposed sch recreation facility		·			
Comments on Suitability	Outsid	e of DSB. In range of bus	s stops. V	Vithin 100m of Straw	/ Brook Plant	ation (LoWS).	
Availability Criteria:				Availability R	ating:	Green	
Land Ownership	5	Held by developer/wil	lling own	•	-	•	
Land Condition	5	Vacant land & building	gs				
Legal Constraints	5	Site does not face any		egal issues			
Planning Permission or Allocation	N/A	-					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Yellow	
Viability	5	Development is likely	viable	, , , , , , , , , , , , , , , , , , , ,		1	
Timescale for Deliverability	4	Over 5 years	-				
Comments on Achievability	т	/					

SHELAA Reference:	17SLAA	27	RAG Rating:	ating: Yellow 27 Nov 2024				
Site Address:	Little Bo	yton l	Hall Farm, Boyton Hal	l Lane, F	oxwell, Chelmsfor	d, CM1 4LI	N	
Parish:	Roxwell			Total :	Score:	84		
Developable Site Area	16.05			Reaso	n for	Oil pipe (0.041ha)		
(ha):				discou	nted areas:			
Potential Yield:	0			Typol	ogy:	32+33+34		
Proposed Use:	Employn	nent		Comm	ents on the size		e is potentially suitable	
				of site	:	for all em	ployment use	
Suitability Criteria:					Suitability Ra	ting:	Yellow	
Proximity to Employment A	Areas N	N/A					•	
Impact on Retail Areas	١	N/A						
Proximity to the Workplace	e N	N/A						
Public Transport	5	5	Site is within 400m wa	lking dis	tance of one or more	e services		
PROW and Cycling Connec	tivity 5	5	Site is within 100m wa	lking dis	ance to either a PRO	OW or cycle	network	
Vehicle Access	5	5	A route exists enabling	g vehicle	access into/adjacent	t to the site		
Strategic Road Access	4	1	Site has direct access t	o or is a	ljacent to a primary	road netwo	rk	
Designated Heritage Assets	s C)	Site contains one or more designated heritage assets					
Non-Designated Heritage A	Assets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets	5	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
			Minerals or Waste Cor					
Defined Open Space 3			Site partially lies withi Park or 'Other' Green		defined as Open Sp	ace, an exist	ting/proposed Country	
Green Belt & Green Wedge 5			Site does not lie within	the Me	tropolitan Green Bel	t or Green V	Vedge	
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfie	d and primarily with	in the land o	classification/s: Grade 1,	
Protected Natural Features 0			Site partially or wholly	compris	es of one or more pr	otected nat	ural features	
Flood Risk Constraints	5	5	Site is wholly within Fl	ood Zone	2 1			
Air Quality Management A	reas 5	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		5	Ground treatment is n	ot expec	ted to be required			
Neighbouring Constraints	١	N/A						
Proximity to Key Services	1	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	E	Buildin	e of DSB. In range of bus stops. Vehicle access gained from the A1060. Grade 2 Listed g within site. Natural Green Space (Limited Access). 4 trees within the site protected under 987/026.					
Availability Criteria:					Availability R	ating:	Green	
Land Ownership	5	5	Held by developer/wil	ling own				
Land Condition	2	2	Established multiple u	ses				
Legal Constraints	5	5	Site does not face any	known l	egal issues			
Planning Permission or	N	N/A	·					
Allocation		-						
Comments on Availability	S	Site cu	rrently in use for other p	urposes				
Achievability Criteria:	<u> </u>				Achievability	Rating:	Green	
Viability	5	5	Development is likely	viable				
Timescale for Deliverability			Up to 5 years					

SHELAA Reference: 1	L7SLAA28	RAG Rating:	Red		2	7 Nov 2024		
Site Address:	Land East Of	Runwell Chase, Runw	ell, Wickf	ord				
Parish:	Runwell		Total S	core:	92			
Developable Site Area	37.49		Reasor	n for	Gas pipe	and Buffer (0.5ha)		
(ha):			discou	nted areas:				
Potential Yield:	459		Typolo					
Proposed Use:	Mixed Use		Comments on the size Size of site is pote			e is potentially suitable		
			of site:		for all em	ployment use		
Suitability Criteria:			Suitability Rating: Red					
Proximity to Employment A	reas 5	Site is outside of any	existing/pi	oposed employme	nt allocation	1		
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South \		•			
Proximity to the Workplace	5	Site is within 2km wal	lking dista	nce of an employme	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking dist	ance of one or more	e services			
PROW and Cycling Connecti	vity 0	Site is not connected	to either a	n existing PROW or	cycle netwo	ork		
Vehicle Access	5	A route exists enablin	g vehicle a	ccess into/adjacen	t to the site			
Strategic Road Access	5	Site has direct access	to or is ad	jacent to the strate	gic road net	work		
Designated Heritage Assets	5	Site does not contain	any design	nated heritage asset	ts			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-d	esignated heritage	assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrair	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
		Minerals or Waste Co						
Defined Open Space	5			defined as Open Sp	ace, an exist	ting/proposed Country		
Croon Dolt & Croon Wodge		Park or 'Other' Green		mara) lias within th	no Motrono	litan Green Belt or Green		
Green Belt & Green Wedge	0	Wedge	te (90% of	more) lies within ti	ie ivietropoi	illan Green Beil or Green		
Land Classification		Greenfield	d and primarily with	in the land	classification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholly	y comprise	es of one or more p	rotected nat	cural features		
Flood Risk Constraints	2	Up to 25% of the site	area is wit	hin Flood Zone 3				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	its 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 2kr Centre/South Woodh	am Ferrer	s Town Centre				
Community Facilities	3	Development would pexisting/proposed schrecreation facility						
Comments on Suitability	TPO/2	de of DSB. In range of but 2009/038, TPO/2007/163 r of site.						
Availability Criteria:				Availability R	ating:	Green		
Land Ownership	5	Held by developer/wi	illing owne					
Land Condition	4	Established single use	2					
Legal Constraints	5	Site does not face any	y known le	gal issues				
Planning Permission or Allocation	N/A							
Comments on Availability	Site co	urrently in use for other I	purposes.					
Achievability Criteria:				Achievability	Rating:	Green		
Viability	5	Development is likely	viable					
'	5	Up to 5 years						
Timescale for Deliverability								

SHELAA Reference: 1	L7SLAA29	RAG Rating:	Amber	2	7 Nov 2024				
Site Address:	Bilton Road	l, Chelmsford, CM1 2UF)						
Parish:	Chelmsford		Total Score:	97					
Developable Site Area	3.27		Reason for	Electricity	substation (0.002ha)				
(ha):			discounted areas:	·	,				
Potential Yield:	293		Typology:	11					
Proposed Use:	Residentia		Comments on the size						
			of site:						
Suitability Criteria:			Suitability Rating: Amber						
Proximity to Employment A	reas 0	Site is wholly/partiall	y located within an existing/p	proposed emp	loyment allocation				
Impact on Retail Areas	5	·	ot result in the loss of establi	•					
			re, South Woodham Ferrers	Town Centre	or any designated				
	_		Neighbourhood Centres Site is within 2km walking distance of an employment allocation						
Proximity to the Workplace	5				n				
Public Transport	5		valking distance of one or mo		n atura ele				
PROW and Cycling Connecti			valking distance to either a PF	-	network				
Vehicle Access	5		ng vehicle access into/adjace	iii to the site					
Strategic Road Access	N/A	-	anu docionata de anita e a com-	o+c					
Designated Heritage Assets	5	-	Site does not contain any designated heritage assets						
Non-Designated Heritage As			Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest						
Archaeological Assets	5	_	· · · · · · · · · · · · · · · · · · ·						
Minerals & Waste Constrain	its 5	Minerals or Waste Co	e is within a Minerals Safegua	arding Area. S	ite is not within a				
Defined Open Space	5		in an area defined as Open S	nace, an exist	ing/proposed Country				
Бенней Орен эрасс	ľ	Park or 'Other' Green	•	pace, an emoc	6, p. oposea coa ,				
Green Belt & Green Wedge	5		in the Metropolitan Green Be	elt or Green V	Vedge				
Land Classification	5	Site is predominantly	Previously Developed Land						
Protected Natural Features	0	Site partially or wholl	ly comprises of one or more	protected nat	ural features				
Flood Risk Constraints	5	Site is wholly within F	Flood Zone 1						
Air Quality Management Are	eas 5	Site is in excess of 50	0m from a designated AQMA	1					
Ground Condition Constrain	its 3	Ground treatment is	expected to be required on p	oart of the site	2				
Neighbouring Constraints	0	Site has neighbouring	g constraints with no potentia	al for mitigation	on				
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To	valking distance of all services own Centre	and/or the C	ity Centre/South				
Community Facilities	3	Development would	put additional strain on but r	ot result in th	ne loss of on an				
		- ' '	existing/proposed school/healthcare facility/place of worship/sports, leisure, or						
		recreation facility	Characters The St. 1						
Comments on Suitability			of bus stops. The site is access th of boundary protected und						
			aminated land: SOPC000170,						
Availability Criteria:		,,	Availability		Green				
Land Ownership	5	Held by developer/w	illing owner/public sector		J. 66				
Land Condition	2	Established multiple							
Legal Constraints	5	Site does not face an							
Planning Permission or	N/A		,						
Allocation	14//	•							
Comments on Availability	Site	in use for other purposes.							
			Achievability	v Rating:	Amber				
Achievability Criteria:				,					
Achievability Criteria: Viability	0	Development is likely	v unviable						
Viability Timescale for Deliverability	0 4	Development is likely Over 5 years	v unviable						

SHELAA Reference:	17SLAA	30	RAG Rating:	Amb	per	2	7 Nov 2024		
Site Address:	Land No		Communication Stat	ion At E	Bushy Hill, Edwins I	Hall Road, \	Woodham Ferrers,		
Parish:			am Ferrers	Total	Total Score: 104				
Developable Site Area	36.74			Reason for					
(ha):				discounted areas:					
Potential Yield:	450			Typology: 27					
Proposed Use:	Resident	tial		Commof site	ments on the size				
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	reas 5	5	Site is outside of any e	any existing/proposed employment allocation					
Impact on Retail Areas	Chelmsford City Ce Neighbourhood Ce				n the loss of establis Woodham Ferrers T	•			
Proximity to the Workplace	5	5	Site is within 2km wal	king dist	ance of an employme	ent allocatio	n		
Public Transport	C)	Site is in excess of 400						
PROW and Cycling Connect			Site is within 100m wa	alking dis	stance to either a PRO	OW or cycle	network		
Vehicle Access	5		A route exists enabling vehicle access into/adjacent to the site						
Strategic Road Access	N	N/A							
Designated Heritage Assets			Site is adjacent to one	or more	e designated heritage	assets			
Non-Designated Heritage A	ssets 3	3	Site is adjacent to one						
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area				
Defined Open Space	5	5	Park or 'Other' Green	Space			ing/proposed Country		
Green Belt & Green Wedge	5	5	Site does not lie within		•				
Land Classification	Land Classification 0			Greenfie	eld and primarily with	nin the land o	classification/s: Grade 1,		
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	5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	eas 5	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 5	5	Ground treatment is not expected to be required						
Neighbouring Constraints	5	5	Site has no neighbouring constraints						
Proximity to Key Services	3	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre						
Community Facilities	3	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility						
Comments on Suitability	b	ouildin	e of DSB. Vehicular acce g.Adjacent to a Protecte	ed Lane.	Site borders onto a g				
A 11 1 1111 A 11 1	T	PO/20	009/048 which may cont	tain vete			T a		
Availability Criteria:		1			Availability R	ating:	Green		
Land Ownership	5		Held by developer/wil		ner/public sector				
Land Condition	5		Vacant land & building		la na li tanana				
Legal Constraints		5	Site does not face any	known	legal issues				
Planning Permission or Allocation	N	N/A							
Comments on Availability									
Comments on Availability						Dating	V-II-		
					Achievability	Kaung:	Yellow		
Achievability Criteria:	5	5	Development is likely	viable	Achievability	Kaung:	Yellow		
	5		Development is likely Over 5 years	viable	Achievability	Kaung:	Yellow		

SHELAA Reference:	17SLA	\ 3 1	RAG Rating:	Amber	2	7 Nov 2024		
Site Address:	Land So	uth Ea	st Of Fortune Cottage	e, School Lane, Great Leig	hs, Chelmsf	ord, Essex		
Parish:	Great L	eighs		Total Score:	108			
Developable Site Area	0.35			Reason for				
(ha):				discounted areas:				
Potential Yield:	11			Typology:	17			
Proposed Use:	Residen	itial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	ent allocation			
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within					
			1	e, South Woodham Ferrers	Town Centre	or any designated		
Dravimity to the Markelana		5	Neighbourhood Centre	es king distance of an employm	ont allocation	<u> </u>		
Proximity to the Workplace		0		m walking distance from all				
Public Transport		5		alking distance to either a PR		network		
PROW and Cycling Connect Vehicle Access		5		g vehicle access into/adjacer		IICLWOIK		
		N/A	A TOUTE EXISTS ETIABIIII	s vernele access into/aujacei	it to the site			
Strategic Road Access Designated Heritage Assets		3	Site is adjacent to one	or more designated heritag	e assets			
Non-Designated Heritage Assets		5						
Archaeological Assets		<u>5</u> 5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain		5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Willierals & Waste Collstian	1113	J	Minerals or Waste Co		iruing Arcu. 5	ite is not within a		
Defined Open Space	Defined Open Space 5			n an area defined as Open Sp	oace, an exist	ing/proposed Country		
Park or 'Other' Green Space								
Green Belt & Green Wedge	•	5		n the Metropolitan Green Be				
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	lassification/s: Grade 1,		
Protected Natural Features		5		m of any locally designated international/national design				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		5		ot result in the loss of nor proof/healthcare facility/place				
			recreation facility	,,, p		p		
Comments on Suitability		Outsid	e of DSB. Private vehicle	and pedestrian access to sit	e. Adjacent to	o Grade 2 listed buildings.		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector	-	•		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A						
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	<i>,</i>							

SHELAA Reference:	17SLAA32	RAG Rating:	Amber		27 Nov 2024			
Site Address:	Unit 1 The A	pplestore, Chantry Far	m, Chantry Lane,	Boreham, Chelm	sford, CM3 3AN			
Parish:	Boreham		Total Score:	97				
Developable Site Area	1.73		Reason for					
(ha):			discounted are	eas:				
Potential Yield:	39		Typology:	3				
Proposed Use:	Residential		Comments on	the size				
Suitability Criteria:			of site: Suitability Rating: Amber					
Proximity to Employment A	reas 5	Site is outside of any o						
Impact on Retail Areas	5	Development does no						
impact on Netall Areas		Chelmsford City Centr Neighbourhood Centr	re, South Woodhan	•				
Proximity to the Workplace	. 5	Site is within 2km wal	Site is within 2km walking distance of an employment allocation					
Public Transport	0	Site is in excess of 400	Om walking distance	e from all services				
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to e	ither a PROW or cy	cle network			
Vehicle Access	5	A route exists enablin	g vehicle access int	o/adjacent to the s	ite			
Strategic Road Access	N/A							
Designated Heritage Assets	5	Site does not contain	any designated her	ritage assets				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designate	d heritage assets				
Archaeological Assets	5	Site is not thought to	contain any assets	of archaeological ir	iterest			
Minerals & Waste Constrain	nts 0		ere safeguarded in	frastructure is perm	ultation Area and/or Waste nanent in nature or where the			
Defined Open Space	5		n an area defined a	•	xisting/proposed Country			
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan	Green Belt or Gree	en Wedge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and prin	marily within the la	nd classification/s: Grade 1,			
Protected Natural Features	3							
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required						
Neighbouring Constraints	0	Site has neighbouring	te has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To		services and/or the	e City Centre/South			
Community Facilities	3	Development would pexisting/proposed scherceation facility						
Comments on Suitability	Outs	ide of DSB. Current access	s is via Chantry Land	e				
Availability Criteria:			Availa	ability Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public	sector				
Land Condition	3	Low intensity land use	es					
Legal Constraints	5	Site does not face any	known legal issue	S				
Planning Permission or Allocation	N/A							
Comments on Availability	Site i	n use for other purposes.						
_					_			
Achievability Criteria:			Achie	vability Rating	g: Green			
Achievability Criteria: Viability	5	Development is likely		vability Rating	g: Green			
Achievability Criteria: Viability Timescale for Deliverability	5	Development is likely Up to 5 years		vability Rating	g: Green			

Parish: Springfield Springfiel	SHELAA Reference:	18SLAA	1	RAG Rating:	Amb	per	2	27 Nov 2024	
Parish: Springfield O.87 Reason for Gas pipe and Buffer (0.02ha) (hs): discounted areas: O.87 Reason for discounted areas: O.87 Reason for discounted areas: O.87 Reason for discounted areas: O.87 Proposed Use: Residential Comments on the size of site: Ordinary of the site of the site of site: Ordinary of the site of the site of the site of site: Ordinary of the site of the si	Site Address:	Land No	rth Ea	st Of Pemberton Lod	ge, 61 B	Brook End Road No	rth, Spring	field, Chelmsford,	
Developable Site Area (ha): Reason for discounted areas: Property Proposed Use: Residential Reason for discounted areas: Property Proposed Use: Residential Reason for discounted areas: Proximity to Employment Areas Site is outside of any existing/proposed employment allocation Proximity to Employment Areas Site is outside of any existing/proposed employment allocation Real Areas Site is outside of any existing/proposed employment allocation Real Areas Site is outside of any existing/proposed employment allocation Real Areas Site is within 2 Real Areas Site is within 2 Real Areas Site is within 2 Real Areas Site is within 2 Real Areas Site is within 2 Real Areas Site is within 3 Real Areas Site is within 4 Real Areas Site is within 4 Real Areas Site is within 4 Real Areas Site is within 4 Real Areas Site is within 4 Real Areas Site is within 4 Real Areas Site is within 4 Real Areas Site is within 4 Real Areas Site is a dijacent to one or more designated heritage assets Site is a dijacent to one or more designated heritage assets Site is does not contain any non-designated heritage assets Site is does not contain any non-designated heritage assets Site is a site of some time and the area Site is a site is within a Minerals Sateguarding Area. Site is not within a Minerals within 4 Reason Site is a site is within a Mineral Sateguarding Area. Site is not within a Mineral Sateguarding Area. Site is not within a Mineral Sateguarding Area. Site is not within a Mineral Sateguarding Area. Site is not within a Mineral Sateguarding Area. Site is not within a Mineral Sateguarding Area. Site is not within a Mineral Sateguarding Area. Site is not within a Mineral Sateguarding Area. Site is not within a Mineral Sateguarding Area. Site is not within 3 Real Area Site partially lies within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Site partially lies within an Area defined as Open Space, an existing/pro						_			
Protential Vield: 19 Typology: 4			eld						
Proposed Use: Residential Comments on the size of site: On State of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Stite is outside of any existing proposed employment allocation Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 2km walking distance to either a PROW or cycle network Vehicle Access 5 A route exist enabling vehicle access into/adjacent to the site Strategic Road Access 1 N/A Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any non-designated heritage assets Minerals & Waste Constraints 5 Site is not thought in a walking distance of the case of t	•	0.87							
Suitability Criteria: Suitability Rating: Amber		19					1		
Suitability Criteria: Suitability Rating: Amber			tial			~ _	4		
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chemistoric City Centre, South Woodsham Ferrers Town Centre or any designated Neighbourhood Centres Site is Minita Raw malking distance of an employment allocation Public Transport 5 Site is within Raw malking distance of an employment allocation Public Transport 5 Site is within A00m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within A00m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW or cycle network Vehicle access into/adjacent to the site 5 Strategic Road Access N/A Cheeological Access N/A Site is adjacent to one or more designated heritage assets 5 Strategic Road Access 5 Site does not contain any non-designated heritage assets 5 Site is not thought to contain any non-designated heritage assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5 had of a late is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a mace defined as Open Space, an existing/proposed Country Park or Other Green Space 6 as a late is within a Minerals Safeguarding Area. Site is not within a mace defined as Open Space, an existing/proposed Country Park or Other Green Space 1 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Site is provided and primarily within the Metropolitan Green Bet or Green Bet or Green Bet or Green Bet or Green Bet or Green Bet o	rioposed ose.	Residen	liai						
Impact on Retail Areas S	Suitability Criteria:					Suitability Ra	iting:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Proximity to the Workplace Site is within 2km walking distance of an employment allocation PBOW and Cycling Connectivity Site is within 100m walking distance to either a PBOW or cycle network Vehicle Access Site is within 100m walking distance to either a PBOW or cycle network Vehicle Access Site is within 100m walking distance to either a PBOW or cycle network Vehicle Access Site is within 100m walking distance to either a PBOW or cycle network Vehicle Access Site is within 100m walking distance to either a PBOW or cycle network Vehicle Access Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site bes not contain any non-designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site partially lies 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 Unterestinated on the partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Land Classification Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Land Classification 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/nati	Proximity to Employment A	reas	5	Site is outside of any e	existing/p	proposed employme	nt allocation	ı	
Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 10km walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or 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 Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a manage of the safe of t	Impact on Retail Areas	!	5	Chelmsford City Centr	e, South		•		
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Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge	Ü			Less than 5ha of a site	is withir	n a Minerals Safegua			
The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	Defined Open Space	;	3	Site partially lies withi	n an area		ace, an exis	ting/proposed Country	
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Ground Condition Constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints	4	4				the remaind	der in Flood Zone 1	
Ground Condition Constraints 5 Ground treatment is not expected to be required		reas	5						
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 Held by developer/willing owner/public sector Land Ownership Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green Jenen Achievability Rating: Green Jenen Achievability Rating: Green Jenen	· · · · · · · · · · · · · · · · · · ·								
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Small part of site in FZ2. Adjacent to sewage works. Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Small part of site in FZ2. Adjacent to sewage works. Availability Rating: Fine Availability Rating: Achievability Rating: Achievability Rating: Green Achievability Rating: Fine Scale for Deliverability Small part of site in FZ2. Adjacent to sewage works. Availability Rating: Availability Rating: Achievability Rating: Fine Scale for Deliverability Availability Rating: Achievability Rating: Fine Scale for Deliverability Availability Rating: Some Fine Scale for Deliverability Availability Rating: Achievability Rating: Fine Scale for Deliverability Availability Rating: Achievability Rating: Fine Scale for Deliverability Availability Rating: Achievability Rating: Fine Scale for Deliverability Achievability Rating: Fine Scale for Deliverability Achievability Rating: Fine Scale for Deliverability	Community Facilities	!	5	existing/proposed sch					
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Freen Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Achievability Rating: Green	Comments on Suitability			_	-	-	listed buildi	ing.Amenity Green Space.	
Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					1	lating:	Green	
Land Condition 5 Vacant land & buildings 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	Land Ownership		5	Held by developer/wil	ling own	•		-1	
Legal Constraints Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Condition								
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Site does not face any	known l	egal issues			
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or			•					
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years									
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						Achievahility	Rating	Green	
Timescale for Deliverability 5 Up to 5 years			5	Development is likely	viable	. ioinic rability		3.00	
				·					
			<u> </u>	JP 10 3 Jeuis					

SHELAA Reference: 1	L8SLAA3	RAG Rating:	Amber	2	7 Nov 2024		
Site Address:	Pondside Nu	rsery And Yard, Chatha	am Green, Little Waltham	, Chelmsfor	d, Essex, CM3 3LE		
Parish:	Little Waltha	m	Total Score:	113			
Developable Site Area	0.32		Reason for				
(ha):			discounted areas:				
Potential Yield:	14		Typology:	20			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	nt allocation			
Impact on Retail Areas	5		t result in the loss of establis	•			
			e, South Woodham Ferrers 1	Town Centre	or any designated		
		Neighbourhood Centr					
Proximity to the Workplace			king distance of an employm		n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti			alking distance to either a PR		network		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacer	it to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain any designated heritage assets					
Non-Designated Heritage A			Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5		· ·	irding Area. S	ite is not within a		
Defined Ones Corre	-	Minerals or Waste Co		200 20 00:-4	ing/proposed Country		
Defined Open Space	5	Park or 'Other' Green	n an area defined as Open Sp Space	Jace, dii exist	mg/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green W	Vedge		
Land Classification	5		Previously Developed Land		<u>J-</u>		
Protected Natural Features					tural features and in		
			international/national design				
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrair	nts 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					
		, , , , , , , , , , , , , , , , , , ,	am Ferrers Town Centre				
Community Facilities	5	•	not result in the loss of nor pu				
		existing/proposed sch recreation facility	ool/healthcare facility/place	or worship/s	ports, leisure, or		
Comments on Suitability	Outsid		s stops. Part of site deemed I	PDL as ner 17	/00539/CLFUD &		
Comments on Sultability		735/CLEUD. Adjacent to			, 300, 0-200 Q		
Availability Criteria:	-		Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	3	Low intensity land use	es				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	N/A	<u>'</u>					
Allocation	1,7,						
Comments on Availability	Site co	urrently in use for other p	ourposes.				
Achievability Criteria:	•		Achievability	/ Rating:	Green		
Viability	5	Development is likely			1		
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference:	18SLA	Α4	RAG Rating:	Gree	en	2	7 Nov 2024	
Site Address:	Land N	orth O	f Elm Green Lane, Dar	bury, C	helmsford, Essex			
Parish:	Danbui	ſy		Total	Score:	110		
Developable Site Area	13.98			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	240			Typol	ogy:	1		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	::			
Suitability Criteria:					Suitability Ra	ting:	Green	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation	•	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre o	or any designated	
Proximity to the Workplace	و	5	Site is within 2km wall	king dista	ance of an employme	ent allocatior	1	
Public Transport		5	Site is within 400m walking distance of one or more services					
PROW and Cycling Connect	tivity	5	Site is within 100m walking distance to either a PROW or cycle network					
Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site					
Strategic Road Access		N/A						
Designated Heritage Assets	5	3	Site is adjacent to one	or more	designated heritage	assets		
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more	non-designated her	itage assets		
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaec	ological intere	est	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor		_	rding Area. S	ite is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge)	5	Site does not lie within					
and Classification 3			Site is predominantly of classification/s: Grade	4, Grade	5, non-agricultural	use, or urbar	ı use	
Protected Natural Features 0			Site partially or wholly		•	rotected natu	ural features	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A		5	Site is in excess of 500					
Ground Condition Constrai	nts	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 wall Woodham Ferrers Tov	vn Centr	е			
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Adjace	e of DSB. In range of bus int to a Protected Lane. O jacent to Blakes Wood a).202ha (on site protected un	der TPO/1979	9/009, TPO/1983/013.	
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector			
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	, .ccrabinty		J. 50011	
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability		J	op to 5 years					
Comments on Acmevability								

SHELAA Reference:	18SLAA	15	RAG Rating:	Red		2	7 Nov 2024		
Site Address:	Gay Bov	vers F	arm, Bakers Lane, We	st Hann	ingfield, Chelmsfo	ord, Essex, C	CM2 8LD		
Parish:	West Ha				Score:	96			
Developable Site Area	5.8			Reaso	n for				
(ha):				discou	unted areas:				
Potential Yield:	99			Typol	ogy:	2			
Proposed Use:	Residen	tial			nents on the size				
Code a billion Code a of a c				of site	•	*:	Do d		
Suitability Criteria:	\		Site is outside of any e	victing/r	Suitability Ra		Red		
Proximity to Employment A		5	Development does no						
Impact on Retail Areas		5	Chelmsford City Centre Neighbourhood Centre	e, South		•			
Proximity to the Workplace	9	5	Site is within 2km wall	king dista	ance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m walking distance of one or more services						
PROW and Cycling Connect	tivity	5	Site is within 100m walking distance to either a PROW or cycle network						
Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site						
Strategic Road Access		N/A							
Designated Heritage Assets	S .	5	Site does not contain any designated heritage assets						
Non-Designated Heritage A	Assets	5	Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to o	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts .	5	Less than 5ha of a site Minerals or Waste Cor		•	rding Area. S	iite is not within a		
Defined Open Space	!	5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	9	0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Greer		
Land Classification	0	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features	5	0	Site partially or wholly			rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1				
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	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 p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability	:	south a	e of DSB. In range of bus and west but slivers of th - almost identical covera	ne TPO w	rithin the site; 0.042		•		
Availability Criteria:		.5 505	arost identical covere		Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own					
Land Condition		<u>3</u> 3	Low intensity land use		- , ,				
egal Constraints		<u>5</u> 5	Site does not face any		egal issues				
Planning Permission or		N/A	1 - 1.12 does not last unly		-0				
Allocation Comments on Availability		Site cu	rrently in use for other p	urposes					
Achievability Criteria:		once cu	in ase for other p	poses	Achievability	Rating	Green		
•		5	Development is likely	viahlo	Acinevability	Naung.	Jieen		
Viability				vianic					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

	Hanning	Bakers Lane, West Ha gfield	nningfie Total S		ssex, CM2 8	LD		
Developable Site Area (ha): Potential Yield: Proposed Use: Reside Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints		gfield		Scoro:				
(ha): Potential Yield: Proposed Use: Reside Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	ential		Reaso	score.	98			
Potential Yield: Proposed Use: Reside Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	ential		ricuso	n for				
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Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	ential		Typolo	ogy:	18			
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Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Site is outside of any ex	xisting/p	roposed employme	nt allocation			
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Development does not Chelmsford City Centre Neighbourhood Centre	e, South		•			
PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Site is within 2km walk	king dista	nce of an employme	ent allocation	ı		
Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Site is within 400m wa	lking dis	tance of one or more	e services			
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Site is within 100m wa	lking dis	tance to either a PRO	OW or cycle n	ietwork		
Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	A route exists enabling	A route exists enabling vehicle access into/adjacent to the site					
Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	N/A							
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Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Site does not contain a	any non-	designated heritage	assets			
Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Site is not thought to c	Site is not thought to contain any assets of archaeological interest					
Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Less than 5ha of a site Minerals or Waste Con			rding Area. Si	te is not within a		
Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Site does not lie within Park or 'Other' Green S		defined as Open Sp	ace, an existi	ng/proposed Country		
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Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	0	Grade 2 or Grade 3				lassification/s: Grade 1,		
Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	0	Site partially or wholly			rotected natu	iral features		
Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Site is wholly within Flo						
Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Site is in excess of 500m from a designated AQMA						
Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Ground treatment is not expected to be required Site has neighbouring constraints with no potential for mitigation						
Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	0			·				
Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints	0	Site is in excess of 2km Centre/South Woodha	m Ferre	rs Town Centre				
Availability Criteria: Land Ownership Land Condition Legal Constraints	5	Development would no existing/proposed scho recreation facility		•				
Land Ownership Land Condition Legal Constraints		le of DSB. In range of bus ithin 15m to the south of		PO/2006/044 and Te	emple Grove	Ancient Woodland, ID		
Land Ownership Land Condition Legal Constraints				Availability R	ating:	Green		
Land Condition Legal Constraints	5	Held by developer/will	ling own	•				
Legal Constraints	3	Low intensity land uses						
	5	Site does not face any	known le	egal issues				
Allocation	N/A							
Comments on Availability	Site cu	irrently in use for other p	urposes.					
Achievability Criteria:		<u> </u>		Achievability	Rating:	Green		
Viability		Development is likely v	viable					
Timescale for Deliverability	5	Up to 5 years						
Comments on Achievability	5							

Site Address:	SHELAA Reference:	18SLA	A7	RAG Rating:	Gree	Green 27 Nov 2024			
Developable Site Area 4.39 Reason for discounted areas:	Site Address:	Footpa	ath Rea	r Of Quilp Drive, Chelr	nsford,	Essex			
Chapter Comments on the size of site: Comments on the s	Parish:	Broom	nfield		Total	Score:	112		
Protential Yield: Proposed Use: Residential Comments on the size of state: Suitability Criteria: Suitability Rating: Green	Developable Site Area	4.39			Reasc	n for			
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Green	(ha):				disco	unted areas:			
Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Potential Yield:	75			Typol	ogy:	2		
Suitability Criteria: Suitability Rating: Green	Proposed Use:	Reside	ential		Comn	nents on the size			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Chemisford City Centre, South Woodsham Ferrers Town Centre or any designated Neighbourhood Centres Neighbourhood Centres Site is with Site was within General Site is within Site was within General Site is within Site was within General Site is within Site was within General Site is within Site was within General Site is within Site was within General Site is within Site was within General Site is within Site is within Site was within General Site is within Site Site Site is within Site Site Site Site Site Site Site Site					of site	2:			
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	ating:	Green	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5	Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or 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 non-designated heritage assets Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country 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 in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site is in excess of 500m from a designated AQMA Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Comments on Suitability 6 Site within Agricultural and additional strain on but not result in the loss of on an existing/propo	Impact on Retail Areas		5	Chelmsford City Centr	e, South		•		
PROW and Cycling Connectivity Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any sasets of archaeological interest Minerals & Waste Constraints S Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site joes not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site joes not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site joes not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site joes not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site joes not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site joes not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site joes not lie within the Metropolitan Green Belt or Green Wedge Land Classifications S Site joes not lie within the Metropolitan Green Belt or Green Wedge Land Classifications S Site joes not lie within the Metropolitan Green Belt or Green Wedge Land Classifications S Site joes not lie within the Metropolitan Green Belt or Green Wedge Land Classifications S Site joes not lie within the Metropolitan Green Belt or Green Wedge S Site joes not lie within the Metropolitan Green Belt or Green Wedge S Site joes not lie within the Metropolitan Green Belt or Green Wedge S Site joes not lie within the Metropolitan Green Belt or Green Wedge S Site joes not lie within the Metropolitan Green Be	Proximity to the Workplace	<u>;</u>	5						
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 Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country 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 perdominantly Greenfield and primarily within the agricultural land classification; Scrade 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 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site is wholly within Plood Zone 1 Site is wholly within the Metropolitan Area in range of bus stops. Access and/or the City Centre/South Woodham Ferrers Town Centre 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: Land Constrain	Public Transport		5	-					
Designated Heritage Assets 3	PROW and Cycling Connect	ivity	5						
Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets	Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site					
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Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest	Designated Heritage Assets	;	3	Site is adjacent to one	or more	designated heritage	e assets		
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Minerals or Waste Consultation Area	Archaeological Assets		5	•					
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Classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints S Site is wholly within Flood Zone 1 Air Quality Management Areas S Site is in excess of 500m from a designated AQMA	Green Belt & Green Wedge)	5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	/edge	
Flood Risk Constraints Air Quality Management Areas Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints 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 Availability Criteria: Land Ownership Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: I Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Classification		3				-		
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Neighbouring Constraints 5 Site has no neighbouring constraints	Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA			
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Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•								
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Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely	viable				
	·								
	Comments on Achievability		_	1 ' '					

Parish: Bro Developable Site Area (ha): Potential Yield: 43	sidential 5 5 5 5 N/A 5	Development does not Chelmsford City Central Neighbourhood Central Site is within 2km wall Site is within 400m was A route exists enabling Site does not contain Site does not contain Site is not thought to the Less than 5ha of a site Minerals or Waste Consider of Site does not lie within Park or 'Other' Green Site does not lie within Park or lie within within the contains or waste Consider or 'Other' Green Site does not lie within Park or 'Other' Green Site does not lie within within the contains of the c	Total Score: Reason for discounted areas: Typology: Comments on the size of site: Suitability existing/proposed employed tresult in the loss of estable, South Woodham Ferrer estable in the loss of estable, South Woodham Ferrer estable in the loss of	Rating: nent allocation lished shops a s Town Centre ment allocatio ore services PROW or cycle ent to the site sets ge assets leological inte uarding Area. Space, an exis	end services within er or any designated on enetwork erest Site is not within a					
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Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	5	Park or 'Other' Green Site does not lie within	Space		ting/proposed Country					
Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints		Site does not lie within	•		Park or 'Other' Green Space					
Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints			Site does not lie within the Metropolitan Green Belt or Green Wedge							
Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	3	Site is predominantly Greenfield and primarily within the agricultural land								
Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints	classification/s: Grade 4, Grade 5, non-agricultural use, or urban use									
Air Quality Management Areas Ground Condition Constraints	3		e of any protected natural							
Air Quality Management Areas Ground Condition Constraints		designated protected	natural feature or within 5	00m of an inte	ernational/national					
Air Quality Management Areas Ground Condition Constraints		designated protected								
Ground Condition Constraints	5		Site is wholly within Flood Zone 1							
	5	Site is in excess of 500m from a designated AQMA								
Neighhouring Constraints	3	Ground treatment is expected to be required on part of the site								
	5	Site has no neighbouring constraints								
Proximity to Key Services	3		lking distance of all services and/or the City Centre/South							
Community Facilities	3	Woodham Ferrers Tov	wn Centre out additional strain on but	not recult in t	the loss of on an					
Community Facilities	3		nool/healthcare facility/pla							
Comments on Suitability	_		ge of bus stops. Access via	Patching Hall	Lane. Priority 4					
	conta	minated land within site:								
Availability Criteria:			Availability	Rating:	Green					
Land Ownership	5	Held by developer/wil	lling owner/public sector							
Land Condition	5	Vacant land & building	gs	-						
egal Constraints	5	Site does not face any	known legal issues							
Planning Permission or Allocation	N/A									
Comments on Availability										
Achievability Criteria:			Achievabili	tv Rating:	Yellow					
Viability	5	Development is likely		-,	1 2					
Timescale for Deliverability		Over 5 years								
Comments on Achievability	4	J 3.5. 3 years								

SHELAA Reference:	18SLAA9	RAG Rating:	Amber	2	7 Nov 2024			
Site Address:	Land South C	of Mashbury Road, Chi	gnal, Chelmsford, Essex					
Parish:	Chignal		Total Score:	107				
Developable Site Area	4.67		Reason for					
(ha):			discounted areas:					
Potential Yield:	80		Typology:	2				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas	5	·	t result in the loss of establis	•				
		- I	e, South Woodham Ferrers 1	own Centre	or any designated			
Danisha tha tha Marahada a		Neighbourhood Centres Site is within 2km walking distance of an employment allocation						
Proximity to the Workplace					II			
Public Transport	0		Om walking distance from all alking distance to either a PR		network			
PROW and Cycling Connect	ivity 5		g vehicle access into/adjacen		IICLVVUI K			
Vehicle Access		A Toute exists enability	g veriicie access into/aujacen	it to the site				
Strategic Road Access	N/A 5	Site does not contain	any decignated horitage acco	ıtc				
Designated Heritage Assets			any designated heritage asse					
Non-Designated Heritage A	ssets 5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest						
Archaeological Assets Minerals & Waste Constrai		_	e is within a Minerals Safegua					
Willierais & Waste Collstial	11.5	Minerals or Waste Co		ilullig Alea. 3	ite is not within a			
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country			
	Park or 'Other' Green Space				,			
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	Vedge			
Land Classification 0 Site is predominantly G Grade 2 or Grade 3			Greenfield and primarily with	nin the land c	classification/s: Grade 1,			
Protected Natural Features	5		Om of any locally designated properties of any locally designated properties of the contract o					
Flood Risk Constraints	2	Up to 25% of the site	area is within Flood Zone 3					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required						
Neighbouring Constraints	5	Site has no neighbour	=					
Proximity to Key Services	3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	y Centre/South			
Community Facilities	3	·	out additional strain on but no lool/healthcare facility/place					
Comments on Suitability	Outsi	de of DSB.						
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wil	lling owner/public sector		1			
Land Condition	5	Vacant land & building	gs					
Legal Constraints	5	Site does not face any	known legal issues					
Planning Permission or Allocation	N/A	•						
Comments on Availability	Prom	oted by both parties. Enti	ire site not within promoters	control.				
Achievability Criteria:		· ·	Achievability		Yellow			
Viability	5	Development is likely						
Timescale for Deliverability	4	Over 5 years						
Comments on Achievability		310. 3 ,00.3						

SHELAA Reference:	18SLAA11	RAG Rating:	Green		27	7 Nov 2024		
Site Address:	Land South	West Of Broomfield Pla	ice, Main Road, B	roomfield, Che	elmsfo	rd		
Parish:	Broomfield		Total Score:	106				
Developable Site Area	19.51		Reason for	Sew	/age Ρι	umping Station		
(ha):			discounted are		3ha)	, -		
Potential Yield:	335		Typology:	1				
Proposed Use:	Residential		Comments on t	the size				
			of site:					
Suitability Criteria:			Suitak	oility Rating	; :	Green		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed e	mployment allo	cation			
Impact on Retail Areas	5	Development does no	t result in the loss of	of established sh	nops an	d services within		
		Chelmsford City Centr Neighbourhood Centr		n Ferrers Town C	Centre c	or any designated		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation						
Public Transport	5	Site is within 400m wa	alking distance of o	ne or more servi	ices			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to e	ither a PROW or	cycle n	network		
Vehicle Access	3	There are no visible co	onstraints that wou	ld likely prevent	the im	plementation of a route		
		to enable vehicle access into/adjacent to the site						
Strategic Road Access	N/A							
Designated Heritage Assets		-	Site is adjacent to one or more designated heritage assets					
Non-Designated Heritage A		Site is adjacent to one						
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	nsultation Area					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		s Open Space, a	n existi	ng/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan	Green Belt or G	reen W	'edge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and prin	narily within the	land cl	assification/s: Grade 1,		
Protected Natural Features	3	Site does not compris designated protected designated protected	natural feature or v			within 100m of a locally national/national		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1					
Air Quality Management Ar	reas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 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 p existing/proposed sch recreation facility						
Comments on Suitability	to Gr	ent to Urban Area. In ran ade 2 listed building.Adja ected under TPO/2001/02	cent to buildings of	local value. Han	ndful of			
Availability Criteria:	p. 010			bility Ratin		Green		
Land Ownership	5	Held by developer/wi		<u> </u>	0.			
Land Condition	5	Vacant land & building						
Legal Constraints	5	Site does not face any		<u> </u>				
Planning Permission or	N/A	Site does not race any		•				
Allocation	IN/A							
Comments on Availability								
Achievability Criteria:			Achie	vability Rati	ing.	Green		
•		Development is likely		vability Nati	mg.	Green		
Viability Timescale for Deliverability	5		viable					
Timescale for Deliverability		Up to 5 years						
Comments on Achievability								

SHELAA Reference:	18SLAA16	RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	Land Adjacen	t To Weighbridge Site	, Brook	Street, Chelmsfor	d		
Parish:	Chelmsford		Total	Score:	87		
Developable Site Area	1.53		Reasc	n for			
(ha):			disco	unted areas:			
Potential Yield:	157		Typol	Typology: 13			
Proposed Use:	Residential		Comments on the size				
			of site	: :			
Suitability Criteria:				Suitability Ra	ting:	Amber	
Proximity to Employment A	reas 0	Site is wholly/partially	located	within an existing/p	roposed emp	oloyment allocation	
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•		
Proximity to the Workplace	5	Site is within 2km wal	king dista	ance of an employm	ent allocation	n	
Public Transport	5	Site is within 400m walking distance of one or more services					
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network	
Vehicle Access	5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any desi	gnated heritage asse	ts		
Non-Designated Heritage A	ssets 0	Site contains one or n	nore non	-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts 0	•	ere safeg	uarded infrastructu	re is perman	tion Area and/or Waste ent in nature or where the	
Defined Open Space	5	•	n an area	•		ing/proposed Country	
Green Belt & Green Wedge	5	Site does not lie withi	n the Me	tropolitan Green Be	lt or Green V	Vedge	
Land Classification	5	Site is predominantly	Previous	ly Developed Land			
Protected Natural Features	3	Site does not compris designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints	5	Site is wholly within F	lood Zon	e 1			
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 0	Ground treatment is expected to be required on the majority (90% or more) of the site					
Neighbouring Constraints	0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on	
Proximity to Key Services	5	Site is within 800m was Woodham Ferrers To	wn Centr	e			
Community Facilities	3	Development would pexisting/proposed sch recreation facility					
Comments on Suitability	Within value.	Urban Area. In range of	bus stop	s. Local listed buildi	ngs within sit	te. Part of building of local	
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling own	er/public sector	<u>-</u>	•	
Land Condition	2	Established multiple u	ises				
Legal Constraints	5	Site does not face any	known l	egal issues			
Planning Permission or Allocation	N/A						
Comments on Availability	Site cu	rrently in use for other p	ourposes				
Achievability Criteria:				Achievability	Rating:	Amber	
Viability	0	Development is likely	unviable	•			
Timescale for Deliverability	4	Over 5 years					

SHELAA Reference: 1	8SLAA1	7 RAG Rating:	Amber	2	7 Nov 2024		
Site Address:	Land North	Of The A12 East Of Sou	thend Road, Great B	addow, Chelmsf	ord, Essex		
Parish:	Great Bado	low	Total Score:	95			
Developable Site Area	11.034		Reason for	Gas pipe	and Buffer (1.086ha)		
(ha):			discounted areas:				
Potential Yield:	189		Typology:	2+32+33+	- 34		
Proposed Use:	Mixed Use		Comments on the	size Size of sit	e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitabilit	ty Rating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed empl	oyment allocation			
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		rers Town Centre	or any designated		
Proximity to the Workplace	5		king distance of an emp		n		
Public Transport	5	Site is within 400m w	alking distance of one o	r more services			
PROW and Cycling Connecti			alking distance to either		network		
Vehicle Access	5	A route exists enablin	g vehicle access into/ac	ljacent to the site			
Strategic Road Access	5		to or is adjacent to the		work		
Designated Heritage Assets	5		any designated heritage				
Non-Designated Heritage As	ssets 0	Site contains one or n	nore non-designated he	ritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	ts 0		tion Area and/or Waste ent in nature or where the delivery of deve				
Defined Open Space	Park or 'Other' Green Space				ing/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Gre				
Land Classification	0 Site is predominantly Greenfield and primarily within the land 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 Are		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		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	Woodham Ferrers To					
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on nool/healthcare facility/	place of worship/s	sports, leisure, or		
Comments on Suitability		side of DSB. In range of bu and to the east of the site			umber of trees within the		
Availability Criteria:				ity Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public secto	or			
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A	4					
Comments on Availability							
Achievability Criteria:			Achieval	oility Rating:	Green		
				.,	1 7 7		
•	5	Development is likely	viable				
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable				

SHELAA Reference:	18SLAA18	RAG Rating:	Red		2	7 Nov 2024	
Site Address:	Land South O	f 89 To 143 Galleywoo	od Road,	Great Baddow, C	helmsford,	Essex	
Parish:	Great Baddov	•	Total S		100		
Developable Site Area	7.95		Reaso	n for			
(ha):			discou	inted areas:			
Potential Yield:	136		Typolo	ogy:	2		
Proposed Use:	Mixed Use			ents on the size	Size of sit	e is potentially suitable	
·			of site	:		ployment use	
Suitability Criteria:				Suitability Ra	ting:	Red	
Proximity to Employment A	reas 5	Site is outside of any e	existing/p	roposed employme	nt allocation	1	
Impact on Retail Areas	5	Development does no	t result ir	the loss of establis	hed shops ar	nd services within	
·		Chelmsford City Centr Neighbourhood Centr		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	king dista	nce of an employme	ent allocation	n	
Public Transport	5	Site is within 400m wa	alking dis	tance of one or more	e services		
PROW and Cycling Connect	ivity 0	Site is not connected t	to either	an existing PROW or	cycle netwo	ork	
Vehicle Access	5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	0	Site has no direct acce network, a safeguarde		•	trategic road	network, primary road	
Designated Heritage Assets	5	Site does not contain	any desig	nated heritage asse	ts		
Non-Designated Heritage A	ssets 5	ets 5 Site does not contain any non-designated heritage assets					
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co			rding Area. S	ite is not within a	
Defined Open Space	5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	e (90% o	r more) lies within tl	he Metropol	itan Green Belt or Green	
Land Classification	0	Grade 2 or Grade 3					
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a ladesignated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints	5	Site is wholly within Fl	ood Zone	e 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a	designated AQMA			
Ground Condition Constrain	nts 3	Ground treatment is e	expected	to be required on pa	art of the site	9	
Neighbouring Constraints	5	Site has no neighbour	ing const	raints			
Proximity to Key Services	3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South	
Community Facilities	3	Development would p existing/proposed sch recreation facility	ool/healt	hcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability	Adjace	nt to Urban Area. In ran	ge of bus	stops. Access via Ga	alleywood Ro	oad.	
Availability Criteria:				Availability R	lating:	Green	
Land Ownership	3	Promoter has an option	on to pur	chase site or collabo	rate with exi	isting owner	
Land Condition	5	Vacant land & building	gs				
Legal Constraints	5	Site does not face any	known le	egal issues			
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is likely	viable				
Timescale for Deliverability		Up to 5 years					

Parish: Developable Site Area (ha): Potential Yield:	Great Walt 1.37 31 Residential	Of Mill Road, North En	Total S Reason discour Typolo Comme	core:	PE 99				
Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are	Great Walt 1.37 31 Residential		Total S Reason discour Typolo Comme	core: n for					
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are	31 Residential		discour Typolo Comm						
Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Arc	Residential		Typolo	nted areas:	ı				
Proposed Use: Suitability Criteria: Proximity to Employment Are	Residential		Comm						
Suitability Criteria: Proximity to Employment Are				gy:	4				
Proximity to Employment Are	eas 5		of site:	ents on the size					
Proximity to Employment Are	eas 5			of site:					
	eas 5			Suitability Ra	iting:	Amber			
Impact on Retail Areas		Site is outside of any	existing/pr	roposed employme	nt allocation				
	5	Development does no	ot result in	the loss of establis	hed shops an	d services within			
		Chelmsford City Cent		Noodham Ferrers T	own Centre	or any designated			
B 1 11 1 11 14/ 1 1	_	Neighbourhood Centi							
Proximity to the Workplace	5	Site is within 2km wa				1			
Public Transport	0	Site is in excess of 400				a a truc a la			
PROW and Cycling Connectiv		Site is within 100m w A route exists enablin				IELWUIK			
Vehicle Access	5		ig venicie a	access into/adjacen	t to the site				
Strategic Road Access	N/A		ite is adjacent to one or more designated heritage assets						
Designated Heritage Assets	3	Site is adjacent to one							
Non-Designated Heritage Ass	sets 5	Site does not contain	•			net .			
Archaeological Assets Minerals & Waste Constraint		Less than 5ha of a site		•					
willerals & waste constraint	.5 5	Minerals or Waste Co			ruilig Area. 3	ite is not within a			
Defined Open Space	5				ace, an existi	ng/proposed Country			
- сином с ром срасс		Park or 'Other' Green				,			
Green Belt & Green Wedge	5	Site does not lie withi	in the Met	ropolitan Green Be	lt or Green W	/edge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3							
Protected Natural Features	0	Site partially or wholl	ly comprise	es of one or more p	rotected natu	ural features			
Flood Risk Constraints	5	Site is wholly within F	Flood Zone	1					
Air Quality Management Are	as 5	Site is in excess of 500	0m from a	designated AQMA					
Ground Condition Constraint	:s 5	Ground treatment is	not expect	ed to be required					
Neighbouring Constraints	5	Site has no neighbour							
Proximity to Key Services	0	Site is in excess of 2ki Centre/South Woodh			more service:	s and the City			
Community Facilities	3	Development would	•						
		existing/proposed sch	hool/healtl	hcare facility/place	of worship/s	ports, leisure, or			
Comments on Cuitability	0+	recreation facility side of DSB. Access onto M	Aill Dood A	Adjacont to grade 2	licted buildin	as 0.03ha protested			
Comments on Suitability		er TPO/2000/008 covering				gs. U.USHA PHULECLEU			
Availability Criteria:				Availability R	lating:	Green			
Land Ownership	5	Held by developer/wi	illing owne			<u> </u>			
Land Condition	3	Low intensity land use							
Legal Constraints	5	Site does not face any known legal issues							
Planning Permission or	N/A								
Allocation	1,7								
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	2	7 Nov 2024		
Site Address:	Land North Ea	ast Of 55 - 65 Peartre	e Lane, Bicknacre, Chelm	sford, Essex			
Parish:	Bicknacre		Total Score:	102			
Developable Site Area	1.51		Reason for				
(ha):			discounted areas:				
Potential Yield:	34		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability F	Rating:	Yellow		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	nent allocation			
Impact on Retail Areas	5	•	ot result in the loss of establ	•			
		T	re, South Woodham Ferrers	Town Centre	or any designated		
Duran Santha da dha Marahada a		Neighbourhood Centr		nlaumant alla	eation		
Proximity to the Workplace		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 Connect	ivity 0	Site is not connected to either an existing PROW or cycle network A route exists enabling vehicle access into/adjacent to the site					
Vehicle Access							
Strategic Road Access	N/A	Site does not contain	any designated heritage ass	otc			
Designated Heritage Assets			any designated heritage ass any non-designated heritage				
Non-Designated Heritage A	ssets 5		contain any assets of archa		ect		
Archaeological Assets Minerals & Waste Constrain			e is within a Minerals Safegu				
Willierals & Waste Constrain	11.5	Minerals or Waste Co		iai uilig Alea. S	site is not within a		
Defined Open Space	5		n an area defined as Open S	Space, an exist	ing/proposed Country		
		Park or 'Other' Green		•	,		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green E	Belt or Green V	Vedge		
Land Classification	0	O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3					
Protected Natural Features	0	Site partially or wholl	y comprises of one or more	protected nat	ural features		
Flood Risk Constraints	4	Site is wholly or partia	ally within Flood Zone 2, wit	th the remaind	ler in Flood Zone 1		
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQM	A			
Ground Condition Constrain	nts 5	Ground treatment is i	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To	alking distance of all service wn Centre	es and/or the (City Centre/South		
Community Facilities	3	· ·	out additional strain on but				
			nool/healthcare facility/plac	e of worship/	sports, leisure, or		
Comments on Cuitability	Adiaco	recreation facility	us stops. 0.019ha protected	under TDO /2	000/032 in the south		
Comments on Suitability		n corner.	us stops. 0.01311a protected	under 11 0/2	500/032 III tile 30ttil		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	•				
Planning Permission or	N/A	·					
Allocation							
Comments on Availability							
Achievability Criteria:			Achievabilit	y Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
		I.					

SHELAA Reference:			RAG Rating:	Red	2	7 Nov 2024		
19SHELAA4								
Site Address:				nham Road, Ramsden Hea		ay, Essex		
Parish:		Hannin	gfield	Total Score:	96			
Developable Site Area	0.25			Reason for				
(ha):				discounted areas:	40			
Potential Yield:	8		Typology: 18					
Proposed Use:	Reside	entiai		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ting:	Red		
Proximity to Employment A	\roos	5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas 5			Development does no	t result in the loss of establis e, South Woodham Ferrers T	hed shops ar	nd services within		
Proximity to the Workplace 0			Site is in excess of 2km	n walking distance of an emp	loyment allo	cation		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	tivity	5		alking distance to either a PR		network		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site								
Strategic Road Access		N/A						
Designated Heritage Assets	5	3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage A	Assets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5	Minerals or Waste Cor					
Defined Open Space		3	Park or 'Other' Green Space					
Green Belt & Green Wedge	9	0 The majority of the site (90% or more) lies within the N Wedge				itan Green Belt or Green		
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features	5	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		0	Centre/South Woodha	n walking distance of one or am Ferrers Town Centre				
Community Facilities		5		ot result in the loss of nor pu ool/healthcare facility/place				
Comments on Suitability		single	tree within 15m of the so	is stops. Adjacent Grade II lis outhern boundary protected id ID 35m to the north west,	by TPO/200			
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A	•					
Comments on Availability								
				A shi su shilit.	Datina	Groon		
Achievability Criteria:			Douglasmant is like	Achievability	kaung:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: 19SHELAA5				Red		2	7 Nov 2024	
Site Address:	Land A	Adiacen	t The Pines, Park Lane	e. Ramsde	n Heath. Billerica	av. Essex		
Parish:		Hannin		Total Sc		100		
Developable Site Area	0.27		<u> </u>	Reason	for			
(ha):				discoun	ted areas:			
Potential Yield:	8			Typolog	y:	18		
Proposed Use:	Reside	ential			nts on the size			
of site:								
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e		•			
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South W		-			
Proximity to the Workplace	0	Site is in excess of 2km	n walking d	istance of an empl	oyment allo	ocation		
Public Transport	5	Site is within 400m wa	alking dista	nce of one or more	e services			
PROW and Cycling Connect	ivity	0	Site is not connected t	to either ar	existing PROW or	cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle ac	ccess into/adjacent	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a	any designa	ated heritage asset	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-de	signated heritage	assets		
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor		•	rding Area. S	Site is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		efined as Open Spa	ace, an exist	ting/proposed Country	
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	te (90% or i	more) lies within th	ne Metropo	itan Green Belt or Green	
Land Classification		O Site is predominantly Greenfield and primarily within the land classification/s: Gra Grade 2 or Grade 3						
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	-				
Flood Risk Constraints		5	Site is wholly within Fl			•		
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		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 Centre/South Woodha	_		nore service	es and the City	
Community Facilities		5	Development would n existing/proposed sch recreation facility	iool/health				
Comments on Suitability		Outsid	e of DSB. In range of bus	s stops.				
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil					
Land Condition		5	Vacant land & building	gs				
egal Constraints		5	Site does not face any known legal issues					
Planning Permission or Allocation		N/A	•					
Comments on Availability								
Achievability Criteria:					Achievability	Rating	Green	
Viability		5	Development is likely		Acinevability	naung.	Jiccii	
VIGUILLY			Development is likely	VIUDIC				
Timescale for Deliverability		5	Up to 5 years					

SHELAA Reference: 19SHELAA6		RAG Rating:	Red	2	7 Nov 2024			
Site Address: Lan	d East Of \	Whitegates Farm, Sou	ith Hanningfield Road, Ret	ttendon, Ch	elmsford, Essex			
	tendon		Total Score:	85	·			
Developable Site Area 3.6	9		Reason for					
(ha):			discounted areas:					
Potential Yield: 0			Typology:	32+33+34	1			
Proposed Use: Em	ployment		Comments on the size	Size of sit	e is potentially suitable			
			of site: for all employment use					
Suitability Criteria:			Suitability Ra	ating:	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 w	alking distance of one or mor	e services				
PROW and Cycling Connectivity	0	Site is not connected	to either an existing PROW o	r cycle netwo	ork			
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	nt to the site				
Strategic Road Access	O Site has no direct access to nor is adjacent to the strategic road network, primary road							
		_	ed trunk road or a B-road					
Designated Heritage Assets	5 Site does not contain any designated heritage assets							
Non-Designated Heritage Assets								
Archaeological Assets	5		·					
Minerals & Waste Constraints	5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua	irding Area. S	Site is not within a			
Defined Open Space	5		n an area defined as Open Sp	nace an exist	ing/proposed Country			
Defined Open Space		Park or 'Other' Green	·	ace, an exist	ing, proposed country			
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the N Wedge					itan Green Belt or Green			
Land Classification	ation 0 Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3							
Protected Natural Features	5			ated protected natural features and in designated protected natural features				
Flood Risk Constraints	5	Site is wholly within F						
Air Quality Management Areas	5	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	existing/proposed sch recreation facility	not result in the loss of nor puncol/healthcare facility/place					
Comments on Suitability	Outsid	e of DSB.						
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector					
Land Condition	5	Vacant land & buildin	gs					
Legal Constraints	5	Site does not face any	does not face any known legal issues					
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:			Achievability	/ Rating:	Green			
•	5	Development is likely	viable					
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable					

SHELAA Reference:			RAG Rating:	Amber	2	7 Nov 2024		
19SHELAA7					_			
Site Address:	Creed	s Farm,	School Lane, Great Le	eighs, Chelmsford, Essex, (CM3 1NL			
Parish:	Great	Leighs		Total Score:	97			
Developable Site Area	3.37			Reason for				
(ha):				discounted areas:				
Potential Yield:	66			Typology:	3			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment Areas 5			Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
				e, South Woodham Ferrers 1	own Centre	or any designated		
Donation to the Alexander land		_	Neighbourhood Centr					
Proximity to the Workplace	!	5		king distance of an employm		n		
Public Transport								
PROW and Cycling Connect	2ctivity 0 Site is not connected to either an existing PROW or cycle network 5 A route exists enabling vehicle access into/adjacent to the site							
Vehicle Access		N/A	A Toute exists enabilit	g vernicle access into/aujacen	it to the site			
Strategic Road Access 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	ssets	5		contain any assets of archaec		oct		
Minerals & Waste Constrain	atc	5		e is within a Minerals Safegua				
Willierals & Waste Collstial	11.5	٦	Minerals or Waste Co		iruing Area. 3	ite is not within a		
Defined Open Space		5		n an area defined as Open Sp	ace, an existi	ing/proposed Country		
<u> </u>			Park or 'Other' Green					
Green Belt & Green Wedge		5		n the Metropolitan Green Be				
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features		5		Om of any locally designated o international/national design				
Flood Risk Constraints		5	Site is wholly within F					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	has no neighbouring constraints				
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		3	·	out additional strain on but no ool/healthcare facility/place				
Comments on Suitability		Adjace	•	us stops. Adjacent Grade II lis	ted buliding.			
Availability Criteria:				Availability F	Rating:	Yellow		
Land Ownership		0	Known to be in partic	ularly complex/multiple own				
Land Condition		3	Low intensity land use	, , , ,				
Legal Constraints		3	Site may possibly face					
Planning Permission or		N/A	1 ,, ,	-				
Allocation		'						
Comments on Availability			le ownership. No evider es. Entire site not withi	nce of all landowner/s suppor	t with submi	ssion. Site in use for other		
Achievability Criteria:				Achievability	Rating:	Green		
Viability Criteria.		5	Development is likely	•				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		,						
Comments on Acmevability		L						

SHELAA Reference:			RAG Rating:	Red	,	7 Nov. 2024			
19SHELAA8					2	7 Nov 2024			
Site Address:	Land I	ast Of I	De Beauvoir Farm, Ch	urch Road, Ramsden Heat	h, Billericay	y, Essex			
Parish:	South	Hannin	gfield	Total Score:	110				
Developable Site Area	0.15			Reason for					
(ha):				discounted areas:					
Potential Yield:	5			Typology:	18				
Proposed Use:	Reside	ential		Comments on the size					
				of site:					
Suitability Criteria:				Suitability Ra	ating:	Red			
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	nt allocation	1			
Impact on Retail Areas		5	· · · · · · · · · · · · · · · · · · ·	t result in the loss of establis e, South Woodham Ferrers T es	-				
Proximity to the Workplace	oximity to the Workplace 5 Site is within 2km walking distance of an employment allocation								
Public Transport 5 Site is within 400m walking distance of one or more services									
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site				
Strategic Road Access		N/A							
Designated Heritage Assets	5	5		any designated heritage asse					
Non-Designated Heritage A	ssets	5		any non-designated heritage					
Archaeological Assets		5		contain any assets of archaed					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a			
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge)	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green			
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 3 Grade 2 or Grade 3						
Protected Natural Features	;	5		m of any locally designated printernational/national designated					
Flood Risk Constraints		5	Site is wholly within Fl	-					
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is r	ot expected to be required					
Neighbouring Constraints		5	Site has no neighbour	ing constraints					
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	es and the City			
Community Facilities		5	· ·	ot result in the loss of nor pu ool/healthcare facility/place					
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.					
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector	-				
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known legal issues					
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely		Mating.	3.001			
Timescale for Deliverability		5	Up to 5 years	· · · ·					
Comments on Achievability									
Sommeries of Actine vability		I							

SHELAA Reference: 19SHELAA9				Red		2	7 Nov 2024		
Site Address:	Land S	outh Of	De Beauvoir Farm, C	hurch R	oad, Ramsden Hea	ath, Billeric	ay, Essex		
Parish:		Hannin		Total :		108			
Developable Site Area	1.08			Reaso	n for				
(ha):				discou	inted areas:				
Potential Yield:	24		Typology: 4						
Proposed Use:	Reside	ential		Comm	ents on the size				
				of site	:				
Suitability Criteria:					Suitability Ra	ting:	Red		
Proximity to Employment Areas 5			Site is outside of any e	existing/p	•				
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•				
Proximity to the Workplace	5	Site is within 2km wall	king dista	nce of an employme	ent allocation	n			
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets	5	5	Site does not contain a						
Non-Designated Heritage A	ssets	5	Site does not contain a						
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	n Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	Space					
Green Belt & Green Wedge	:	0	The majority of the sit Wedge	e (90% o	r more) lies within th	ne Metropol	itan Green Belt or Green		
Land Classification		O Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3							
Protected Natural Features	•	5	Site is in excess of 100 excess of 500m of any		,				
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone	2 1				
Air Quality Management A	reas	5	Site is in excess of 500	m from a	designated AQMA				
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbouri						
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	am Ferre	rs Town Centre				
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/heal					
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.					
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	ling own					
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability			ı · ·						

SHELAA Reference:			RAG Rating:	Ambe	er	2	7 Nov 2024	
19SHELAA10								
Site Address:			est Of Allotment Gard				Essex	
Parish:	Sando	n		Total Sc		106		
Developable Site Area	0.27			Reason	-			
(ha):					ted areas:			
Potential Yield:	8			Typolog	•	18		
Proposed Use:	Reside	ential			nts on the size			
				of site:		-•	T	
Suitability Criteria:	T	I a		Suitability Ra		Amber		
Proximity to Employment A	Areas	5	Site is outside of any e					
Impact on Retail Areas		5	Development does no Chelmsford City Centr					
			Neighbourhood Centr		oodilalii Felleis I	Own Centre	or any designated	
Proximity to the Workplace								
Public Transport	-	5	Site is within 400m wa					
PROW and Cycling Connect	tivitv	5	Site is within 100m wa				network	
Vehicle Access	,	5	A route exists enabling			•		
Strategic Road Access		N/A			· · ·			
Designated Heritage Assets	5	5	Site does not contain	any design	ated heritage asse	ts		
Non-Designated Heritage A	5	Site does not contain	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to	contain any	assets of archaec	ological inter	est	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site	e is within a	Minerals Safegua	rding Area. S	ite is not within a	
			Minerals or Waste Co					
Defined Open Space		5	Site does not lie within Park or 'Other' Green		efined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	,	5	Site does not lie within		opolitan Green Bel	lt or Green V	Vedge	
Land Classification		0					classification/s: Grade 1,	
Grade 2 or Grade 3							16.	
Protected Natural Features	5	0	Site partially or wholly			rotected nat	urai reatures	
Flood Risk Constraints		1	25%-50% of the site area is within Flood Zone 3 Site is in excess of 500m from a designated AQMA					
Air Quality Management A Ground Condition Constrai		5	-					
Neighbouring Constraints	1113	5	Ground treatment is not expected to be required Site has no neighbouring constraints					
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City					
Froximity to key services		U	Centre/South Woodha			nore service	s and the city	
Community Facilities		5	Development would not result in the loss of nor put additional strain on an					
			existing/proposed sch	nool/health	care facility/place	of worship/s	ports, leisure, or	
0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		A -1'	recreation facility		::L:: 45 6		-111bTDO/2000/056	
Comments on Suitability		_	กt to มริธ. in range of bi intain veteran trees.	us stops. w	itnin 15m of group	of trees pro	otected by TPO/2000/056,	
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil		•	- 6-	1	
Land Condition		5	Vacant land & building					
Legal Constraints		5	5					
Planning Permission or		N/A						
Allocation		,						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely					
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference: 19SHELAA12			RAG Rating:	Red		27 Nov 2024			
Site Address:	Land S	outh W	est Of Warehouse, H	ighwoo	d Road, Highwood	, Chelmsfor	d, Essex		
Parish:	Writtle	<u> </u>		Total	Score:	83			
Developable Site Area	1.07			Reaso	on for				
(ha):				disco	unted areas:				
Potential Yield:	0			Typol	ogy:	32+33+34	ļ .		
Proposed Use:	Emplo	yment		Comr	nents on the size				
				of site	2:				
Suitability Criteria:					Suitability Ra	ating:	Red		
Proximity to Employment A	Areas	N/A							
Impact on Retail Areas		N/A							
Proximity to the Workplace	е	N/A							
Public Transport		0	Site is in excess of 400		_				
PROW and Cycling Connect	tivity	5	Site is within 100m wa			-	network		
Vehicle Access		5	A route exists enabling						
Strategic Road Access		0	Site has no direct acce network, a safeguarde		•	trategic road	network, primary road		
Designated Heritage Assets	S	5		ain any designated heritage assets					
Non-Designated Heritage A	Assets	5		e does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to						
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co		_	rding Area. S	ite is not within a		
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space						
Green Belt & Green Wedge	9	0			or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification		0	O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3						
Protected Natural Features	5	3	Site does not compris- designated protected designated protected	natural	feature or within 500		within 100m of a locally rnational/national		
Flood Risk Constraints		5	Site is wholly within F						
Air Quality Management A	reas	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrai		5	Ground treatment is r	not expe	cted to be required				
Neighbouring Constraints		N/A							
Proximity to Key Services		N/A							
Community Facilities		5	Development would rexisting/proposed sch	iool/hea	thcare facility/place				
Comments on Suitability		Outsid	e of DSB. Within 100m	ot Lee W	, ,				
Availability Criteria:					Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling owr	ner/public sector				
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any known legal issues						
Planning Permission or Allocation		22/02	304/OUT received, ye	et to be	determined				
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable			1		
Timescale for Deliverability	,	5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:			RAG Rating:	Ambe	er	2	7 Nov 2024
19SHELAA13							
Site Address:	Paddo	ck Oppo	osite Powers Farm, Cr	ranham Ro	oad, Little Walth	am, Chelm	sford, Essex
Parish:	Little \	Walthar	n	Total So		92	
Developable Site Area	4.66			Reason	-		
(ha):					ted areas:		
Potential Yield:	80			Typolog	, ,	2	
Proposed Use:	Reside	ential			ents on the size		
- 1. I III 1. I	<u> </u>			of site:		-•	I
Suitability Criteria:		Π_	l c::		Suitability Ra		Amber
Proximity to Employment A	Areas	5	Site is outside of any e				
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South W		-	
Proximity to the Workplace	9	5	Site is within 2km wal	lking distan	ce of an employme	ent allocatio	n
Public Transport		0	Site is in excess of 400				
PROW and Cycling Connect	tivity	0	Site is not connected				ork
Vehicle Access		5	A route exists enabling	ng vehicle a	ccess into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	5	3	Site is adjacent to one				
Non-Designated Heritage A	ssets	5	Site does not contain				
Archaeological Assets	5	Site is not thought to					
Minerals & Waste Constraints 0			, ,	nere safegua	arded infrastructur	e is perman	ition Area and/or Waste ent in nature or where the delivery of deve
Defined Open Space		5	•	in an area d			ing/proposed Country
Green Belt & Green Wedge	<u> </u>	5	Site does not lie within	in the Metr	opolitan Green Bel	t or Green V	Vedge
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,
Protected Natural Features	;	3	Site does not compris designated protected designated protected	I natural fea	ature or within 500		within 100m of a locally rnational/national
Flood Risk Constraints		5	Site is wholly within F	lood Zone	1		
Air Quality Management A	reas	5	Site is in excess of 500	0m from a o	designated AQMA		
Ground Condition Constrai	nts	5	Ground treatment is r	not expecte	ed to be required		
Neighbouring Constraints		5	Site has no neighbour	ring constra	ints		
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodh	am Ferrers	Town Centre		
Community Facilities		3	Development would p existing/proposed sch recreation facility	nool/health	care facility/place		
Comments on Suitability		Adjace	nt to Urban Area. Adjac	cent Grade	II listed building.		
Availability Criteria:					Availability R	ating:	Green
Land Ownership		5	Held by developer/wi	illing owner	/public sector		
Land Condition		3	Low intensity land use	es			
Legal Constraints		5	Site does not face any	y known leg	gal 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				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			·				

SHELAA Reference:			RAG Rating:	Green	2	7 Nov 2024		
20SHELAA3	1							
Site Address:				v Grove, South Woodhan		nelmsford, Essex		
Parish:		Woodh	am 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 is potentially sof site: Size of site is potentially sof site:				
Suitability Criteria:				Suitability R	ating:	Green		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	ent allocation			
Impact on Retail Areas 5			•	t result in the loss of establise, South Woodham Ferrers ares	-			
Proximity to the Workplace	9	5	Site is within 2km wal	king distance of an employm	nent allocatio	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		3		onstraints that would likely pass into/adjacent to the site	revent the in	nplementation of a route		
Strategic Road Access		4	Site has direct access	to or is adjacent to a primary	y road netwo	rk		
Designated Heritage Assets	5	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safeguans Sultation Area	arding Area. S	Site is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open S _l Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge	<u> </u>	5		n the Metropolitan Green Be				
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,		
Protected Natural Features	5	5		Im of any locally designated international/national design				
Flood Risk Constraints		4	Site is wholly or partia	lly within Flood Zone 2, with	the remaind	ler in Flood Zone 1		
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA	1			
Ground Condition Constrai	nts	5	Ground treatment is r	ot expected to be required				
Neighbouring Constraints		5	Site has no neighbour	-				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a wn Centre	and/or the Cit	ty Centre/South		
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.				
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building	*				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievability	y Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference:			RAG Rating:	Amk	er	_		
20SHELAA5						2	7 Nov 2024	
Site Address:	Land V	Vest Of	Mayes Farm, Mayes I	ane. Sa	ndon. Chelmsford	. Essex		
Parish:	Sando		., ., .,		Score:	96		
Developable Site Area	3.85			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	75			Typol	ogy:	3		
Proposed Use:	Reside	ential		Comn	nents on the size			
				of site	2:		1	
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment Ar	eas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centre Neighbourhood Centre		Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace		0	Site is in excess of 2km		distance of an emn	lovment allo	cation	
Public Transport		5	Site is within 400m wa				cation	
PROW and Cycling Connectiv	/itv	5	Site is within 100m wa				network	
Vehicle Access	,	3					plementation of a route	
			to enable vehicle acce	ss into/a	djacent to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		3	Site is adjacent to one					
Non-Designated Heritage As	sets	5	Site does not contain a					
Archaeological Assets	5	Site is not thought to o		•				
Minerals & Waste Constrain	ts	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	_				
Defined Open Space		5	Site does not lie withir					
			Park or 'Other' Green	•				
Green Belt & Green Wedge		5	Site does not lie withir					
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features		3					within 100m of a locally	
			designated protected			m of an inte	rnational/national	
Flood Risk Constraints		4	designated protected Site is wholly or partia			the remaind	er in Flood 7one 1	
Air Quality Management Are	as	5	Site is in excess of 500				C 1000 20110 2	
Ground Condition Constrain		5	Ground treatment is n					
Neighbouring Constraints		5	Site has no neighbouri		•			
Proximity to Key Services		0	Site is in excess of 2km	n walking	g distance of one or i	more service	s and the City	
			Centre/South Woodha					
Community Facilities		3	Development would p existing/proposed sch					
			recreation facility	ooi/neai	incare raciiity/piace	or worship/s	ports, leisure, or	
Comments on Suitability		Outsid		stops. A	djacent Grade II liste	ed buliding.V	Vithin 100m of Sandon Pit	
,		(LoWS)	. Adjacent to Historic lar	ndfill: EA	HLD00476; Priority 2	2: SOPC0003	34.	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own			1	
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or		N/A						
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: 21SHELAA1		RAG Rating:	Red		2	7 Nov 2024			
			D.:: DI CI I CI						
Site Address:			Pitt Place, Church Str				ex .		
Parish:		Baddov	· ·		Score:	105			
Developable Site Area	0.69			Reaso					
(ha): Potential Yield:	13				unted areas:	5			
Proposed Use:	Reside	ntial		Typol	nents on the size	3			
Troposed osc.	reside	iiiiai		of site					
Suitability Criteria:	ı		Suitability Rating: Red						
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•			
Proximity to the Workplace	;	5	Site is within 2km wal				n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	0	Site is not connected t				ork		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets		3	Site is adjacent to one						
Non-Designated Heritage A	ssets	5	Site does not contain	-					
Archaeological Assets		5	Site is not thought to		•				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area				
Defined Open Space 5 Site does not lie within an area defined as Open Space Park or 'Other' Green Space				ace, an exist	ing/proposed Country				
Green Belt & Green Wedge	1	0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification		3	Site is predominantly classification/s: Grade						
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 Fl						
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrain		3	Ground treatment is expected to be required on part of the site						
Neighbouring Constraints		5	Site has no neighbour	ing const	raints				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	ty Centre/South		
Community Facilities		5	Development would n existing/proposed sch recreation facility		•				
Comments on Suitability			e of DSB. In range of bus Building. Historic Landfil			Church Street	t. Adjacent to Grade II		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own					
Land Condition		5	Vacant land & building		<u> </u>				
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or		N/A							
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:			RAG Rating:	Amber	2	27 Nov 2024		
21SHELAA3								
Site Address:	Land I	North O	f Peartree Cottage, Bi	aintree Road, Little Wa	tham, Chelm	nsford		
Parish:		Walthar	n	Total Score:	103			
Developable Site Area	0.5			Reason for				
(ha):				discounted areas:				
Potential Yield:	10			Typology:	5			
Proposed Use:	Reside	ential		Comments on the size	9			
- 1. I III 1. I				of site:		T		
Suitability Criteria:		-	City is a state of a se	Suitability		Amber		
Proximity to Employment A	Areas	5		existing/proposed employr				
Impact on Retail Areas		5	Chelmsford City Centi	ot result in the loss of estable, South Woodham Ferrer	•			
Proximity to the Workplace		5	Neighbourhood Centr	es king distance of an employ	ment allocation	nn .		
Public Transport	<u> </u>	5		alking distance of one or m		//I		
PROW and Cycling Connect	tivity	0		to either an existing PROW		ork		
Vehicle Access	livity	3		onstraints that would likely	•			
Vernete Access				ess into/adjacent to the site				
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain	any designated heritage as	sets			
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area						
Defined Open Space		5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Space	Space, an exis	ting/proposed Country		
Green Belt & Green Wedge	<u> </u>	5	Site does not lie withi	n the Metropolitan Green	Belt or Green \	Wedge		
Land Classification		0	Site is predominantly	Greenfield and primarily w	ithin the land	classification/s: Grade 1,		
			Grade 2 or Grade 3					
Protected Natural Features	5	5		Om of any locally designate vinternational/national de				
Flood Risk Constraints		5	Site is wholly within F		signateu prote	cteu naturai reatures		
Air Quality Management A	reas	5	•	m from a designated AQM	IA			
Ground Condition Constrai		5		not expected to be require				
Neighbouring Constraints		0		constraints with no poten		ion		
Proximity to Key Services		0	Site is in excess of 2kr	n walking distance of one o				
Community Facilities		5		am Ferrers Town Centre not result in the loss of nor	nut additional	strain on an		
community racintles				ool/healthcare facility/pla				
			recreation facility		• •			
Comments on Suitability		Outsid	e of DSB. In range of bu	s stops.				
Availability Criteria:				Availability	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector				
Land Condition		5	Vacant land & buildin	gs				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:		<u> </u>		Achievabili	tv Rating:	Green		
Viability		5	Development is likely		cy mating.	Jiccii		
Timescale for Deliverability	,	5	Up to 5 years					
Timescale for Deliverability	/	 						

Achievability Criteria: Land At Ilgars Farm West Of Willow Grove, South Woodham Ferrers, Chelmsford, Essex Parish: South Woodham Ferrers Total Score: 108	SHELAA Reference:			RAG Rating:	Gree	en	2	7 Nov 2024
Parish: Developable Site Area (hs): Developable Site Area (hs): Detential Vield: Se2 Typology: Comments on the size of site: Suitability Criteria: Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas O 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 S Site is within A00m walking distance of an employment allocation Proximity to the Workplace S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets N/A Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated peritage assets Archaeological Assets S Site does not contain any any non-designated peritage assets Archaeological Assets S Site does not contain any non-designated peritage assets Archaeological Assets S Site does not contain any non-designated peritage assets Archaeological Assets S Site does not contain any non-designated peritage assets Archaeological Assets S Site does not contain any non-designated peritage assets Archaeological meres Minerals & Waste Constraints S Site does not contain any non-designated peritage assets Archaeological interest Minerals & Waste Constraints S Site does not contain any non-designated peritage assets Archaeological interest Minerals & Waste Constraints S Site does not contain any non-designated peritage assets Archaeological meres Minerals & Waste Constraints S Site does not contain any non-designated peritage assets Archaeological ricers Archaeological ricers Archaeological interest Minerals & Waste	21SHELAA4							7 1101 2024
Developable Site Area 54.978 Reason for discounted areas: Electricity lines (0.182ha) Comments of the size of site: Typology: 26 Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Green	Site Address:	Land A	At Ilgars	Farm West Of Willow	/ Grove,	South Woodham	Ferrers, Ch	elmsford, Essex
discounted areas: Proposed Use: Residential Security Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Green	Parish:	South	Woodh	am Ferrers	Total	Score:	108	
Protential Yield: Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Green Proximity to Employment Areas 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 Public Transport Site is within 2km walking distance of an employment allocation Public Access Proximity to the Workplace Site is within 2km walking distance of one or more services PROW and Cycling Connectivity Site is within 300m walking distance to either a PROW or cycle network Vehicle Access A route exist enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site so thin 100 to contain any assets of archaeological interest Minerals or Waste Consultation Area Defined Open Space Site does not ten within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within an waste offerned as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site is not thought to contain any designated primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Site is not use of the within an American Safeguarding Area. Site is not within a many designated primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is within or of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of Site is wholly or partially within Flood	Developable Site Area	54.978	3		Reasc	n for	Electricity	lines (0.182ha)
Proposed Use: Residential Comments on the size of site:	· /				disco	unted areas:		
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 Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Minerals B Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Canadian Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space 6 Site does not lie within an area defined 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 e						~ '	26	
Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential					
Proximity to Employment Areas Site is outside of any existing/proposed employment allocation Development would result in the loss of established shops and services within Chemsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Site is with Site within 400m walking distance of an employment allocation					of site	1		
Impact on Retail Areas O	Suitability Criteria:					•		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace		Areas						
Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation	Impact on Retail Areas		0	•			-	
Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 10km walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 Site is on the vehicle access into/adjacent to the site 5 Strategic Road Access 5 N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area 1 Minerals or Waste Consultation Area 1 Minerals or Waste Consultation Area 2 Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 1 Site is predominantly Greenfield and primarily within the land classification 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is in excess of 500m of any locally designated protected natural features 1 Site is in excess of 500m of any international/hational designated protected natural features 1 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 of any international/hational designated protected natural features 1 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 Site has no neighbouring constraints 1 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre 1 Availability Rating: Gree						woodnam Ferrers I	own Centre	or any designated
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Strategic Road Access N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any on-designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within an Alinerals Safeguarding Area. Site is not within a Minerals of Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Space of Open A designated Application's: Grade 1, Grade 2 or Grade 3 Site is within 100m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features of Site is wholly or partially within Flood Zone 2,	Proximity to the Workplace	2	5			ance of an employme	ent allocation	n
PROW and Cycling Connectivity Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Site does not lew within a narea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge S Site is predominantly Greenfield and primarily within the land classification's: Grade 1, Grade 2 or Grade 3 Protected Natural Features S 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 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 Air Quality Management Areas S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is no expected to be required Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 Site is within 2 km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities S Site is no reage of bus stops. Vehicular access via Willow Grove. Small part of site in F22. Availability Criteria: Availability Rating: Green Vacant land & buildings Legal Constraints S S Site does not face any known legal issues N/A Allocation Omments on Availability S S Development is likely viable								•
Vehicle Access S		tivitv						network
Designated Heritage Assets Solite does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any non-designated heritage assets Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 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 Air Quality Management Areas Site is in excess of 500m for on a designated ADMA Ground Condition Constraints Site is in excess of 500m from a designated ADMA Ground Condition Constraints Site is in excess of 500m from a designated ADMA Ground Condition Constraints 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 F22. Availability Criteria: Auand Ownership 3 Promoter has an option to purchase site or collaborate with existing owner Land Condition 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Vehicle Access							
Designated Heritage Assets Solite does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any non-designated heritage assets Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 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 Air Quality Management Areas Site is in excess of 500m for on a designated ADMA Ground Condition Constraints Site is in excess of 500m from a designated ADMA Ground Condition Constraints Site is in excess of 500m from a designated ADMA Ground Condition Constraints 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 F22. Availability Criteria: Auand Ownership 3 Promoter has an option to purchase site or collaborate with existing owner Land Condition 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Strategic Road Access		N/A					
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within the Metropolitian Green Belt or Green Wedge Site does not lie within the Metropolitian Green Belt or Green Wedge Land Classification OSite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 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 excess of 500m of any international/national designated protected natural features in Elood Risk Constraints A Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 Air Quality Management Areas Ground Condition Constraints Site has no neighbouring constraints Froximity to Key Services Site has no neighbouring constraints Proximity to Key Services Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would put additional strain on but 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 Constraints Site does not face any known legal issues N/A Allocation Ochievability Criteria: Achievability Rating: Green Viability S Development is likely viable		S		Site does not contain	any desig	nated heritage asse	ts	
Minerals & Waste Constraints Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5			5	Site does not contain	any non-	designated heritage	assets	
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Frotected 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 self-lood Risk Constraints 4 Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1 Air Quality Management Areas Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Froximity 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: Land Ownership Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	logical intere	est
Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5	Minerals & Waste Constrai	nts	5	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Park or 'Other' Green Space								
Site does not lie within the Metropolitan Green Belt or Green Wedge	Defined Open Space		5			defined as Open Sp	ace, an exist	ing/proposed Country
Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national	Green Relt & Green Wedge	<u> </u>	5			tropolitan Green Bel	t or Green W	Vedge
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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m for any international/national designated protected natural features and in excess of 500m for any international/national designated protected natural features and in excess of 500m for any international/national designated protected natural features and in excess of 500m for any international/national designated protected natural features and in excess of 500m for any international/national designated protected natural features and in excess of 500m for any international/national designated protected natural features and in excess of 500m for any international/national designated protected natural features and in excess of 500m for any international/national designated protected natural features and in excess of 500m for any international/nati		<u>- </u>						
excess of 500m of any international/national designated protected natural features Flood Risk Constraints	24.14 0.450.1104.1011					. ,		
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 Zkm walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Coutside 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 Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Jenen Jenen Achievability Rating: Achievability Rating: Achievability Rating: Green	Protected Natural Features	5	5					
Air Quality Management Areas Ground Condition Constraints Froximity to Key Services Outside of DSB. In range of bus stops. Vehicular access via Willow Grove. Small part of site in FZ2. Availability Criteria: Availability Criteria: Achievability Criteria: Achievability Criteria: Site is in excess of 500m from a designated AQMA Ground treatment is not expected to be required Foround treatment is not expected to be required Ground treatment is not expected to be required Foround treatment is likely viable Foround treatment is not expected to be required nd or the loss of on an existing pour or the city clear to the loss of on a	EL LECLO : : :							
Second Condition Constraints 5 Ground treatment is not expected to be required							tne remaind	er in Flood Zone 1
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 FZZ. 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 Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
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 FZZ. 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 Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		nts				•		
Woodham Ferrers Town Centre							nd/or the Cit	v Centre/South
Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability	r roximity to key services		3				ia, or the cit	.,
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Outside of DSB. In range of bus stops. Vehicular access via Willow Grove. Small part of site in FZ2. Availability Criteria: 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 Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Community Facilities		3				t result in th	ne loss of on an
Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Achievability Dutside of DSB. In range of bus stops. Vehicular access via Willow Grove. Small part of site in FZZ. Availability Rating: Green Availability Rating: Vacant land & buildings Site does not face any known legal issues N/A Achievability Achievability Criteria: Viability Achievability Rating: Development is likely viable Timescale for Deliverability 5 Up to 5 years					ool/heal	thcare facility/place	of worship/s	ports, leisure, or
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Site on purchase site or collaborate with existing owner Vacant land & buildings Vacant land & buildings Site does not face any known legal issues N/A Achievability Rating: Green Achievability Rating: Up to 5 years	Comments on Cuitability		Outoid		ctone \	Aphicular access via V	Villou Cross	Cmall part of site in E72
Land Ownership Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 3 Promoter has an option to purchase site or collaborate with existing owner Vacant land & buildings Site does not face any known legal issues Achievability Achievability Rating: Green Up to 5 years	· · · · · · · · · · · · · · · · · · ·		Outsid	e טו טפט ווו range of bus	stops. V			-
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•			Ta		•		
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	·					cnase site or collabo	rate with exi	isting owner
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				· ·	,	agal igg:		
Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Site does not face any	known I	egai issues		
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			N/A					
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			I			Achievahility	Rating	Green
Timescale for Deliverability 5 Up to 5 years	•		5	Develonment is likely	viahle	Acilievability	Naulig.	Green
· ·		,			viable			
	Comments on Achievability		Э	op to 5 years				

SHELAA Reference: 21SHELAA5			RAG Rating:	Gree	en	27 Nov 2024		
Site Address:	Land N	lorth O	f Sandon Lodge, Woo	dhill Ro	ad, Sandon, Chelm	sford, Esse	X	
Parish:	Sando		<u> </u>	Total		89		
Developable Site Area	22.08			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	0			Typol	ogy:	33+34		
Proposed Use:	Emplo	yment		Comn of site	nents on the size		e is potentially suitable	
Suitability Criteria:				OI SILE			Green	
	\roos	NI/A	T		Suitability Ra	iting:	Green	
Proximity to Employment A	areas	N/A						
Impact on Retail Areas Proximity to the Workplace		N/A N/A						
· · · · · · · · · · · · · · · · · · ·	3	5 5	Site is within 400m w	alking die	tance of one or more	o corvicos		
Public Transport	eis eides e	<u> </u>	Site is within 100m w				notwork	
PROW and Cycling Connect Vehicle Access	livity	5	A route exists enablin				IICLWOIK	
		4	Site has direct access				rk	
Strategic Road Access	,	5	Site does not contain				I N	
Designated Heritage Assets Non-Designated Heritage A		5	Site does not contain					
Archaeological Assets	155612	5					oct	
Minerals & Waste Constrai	ntc	2	Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires					
willierais & waste constrai	nis	2		-		_	Resource Assessment	
Defined Open Space		5		n an area			ing/proposed Country	
Green Belt & Green Wedge	<u>;</u>	5	Site does not lie withi		tropolitan Green Bel	lt or Green V	Vedge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	3	3	Site does not compris designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints		2	Up to 25% of the site					
Air Quality Management A	reas	5	Site is in excess of 500	Om from	a designated AQMA			
Ground Condition Constrai		5	Ground treatment is	not exped	ted to be required			
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	Development would rexisting/proposed scherection facility					
Comments on Suitability		Outsid	e of DSB.				-	
Availability Criteria:					Availability R		Green	
Land Ownership		3	Promoter has an opti	on to pur	chase site or collabo	rate with ex	isting owner	
Land Condition		5	Vacant land & buildin	gs				
Legal Constraints		5	Site does not face any	/ known l	egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			1	
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Red		27 Nov 2024		
21SHELAA7					 	27 NOV 2024		
Site Address:	Land S	South W	est Of Hayes Leisure	Park, Hayes Chase, Battle:	sbridge, W	ickford, Essex		
Parish:	Retter		•	Total Score:	90			
Developable Site Area	36.135	5		Reason for	Gas Pipe	line and Buffer		
(ha):				discounted areas:	(0.355ha)			
Potential Yield:	443			Typology:	27			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	nt allocation	n		
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	-			
Proximity to the Workplace	,	5	Site is within 2km wall	king distance of an employm	ent allocation	on		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5		alking distance to either a PR				
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 2				Illy within an identified Mine be undertaken in the form of	_	•		
Defined Open Space 5				n an area defined as Open Sp				
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropo	litan Green Belt or Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land	classification/s: Grade 1,		
Protected Natural Features	;	0	Site partially or wholly	comprises of one or more p	rotected na	tural features		
Flood Risk Constraints		2	Up to 25% of the site a	area is within Flood Zone 3				
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts	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		n walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities		3	Development would p	ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability		Roach	_	s stops. Vehicular access via r d Special Protection Area/Ra cy 4 Contaminated Lane.				
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building	<u> </u>				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A	•					
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	•		3.00		
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability		, , , , , , , , , , , , , , , , , , ,	, , ,					

SHELAA Reference:			RAG Rating:	Green	2	7 Nov 2024		
21SHELAA9					•	., 1101 2024		
Site Address:	Land '	West Of	Eastham, Main Road	, South Woodham Ferrers	, Chelmsfo	rd, Essex		
Parish:	South	Woodh	am Ferrers	Total Score:	114			
Developable Site Area	1.34			Reason for				
(ha):				discounted areas:				
Potential Yield:	30			Typology:	4			
Proposed Use:	Resid	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Green		
Proximity to Employment A	Areas	5	Site is outside of any	existing/proposed employme	ent allocation	1		
Impact on Retail Areas		5	1	ot result in the loss of establis	-			
			1	re, South Woodham Ferrers 1	Town Centre	or any designated		
Duarrimaitur ta tha 187 anlumla a		-	Neighbourhood Centr	es king distance of an employm	ant allegatio	<u> </u>		
Proximity to the Workplace	2	5		alking distance of one or mor		<u> </u>		
Public Transport	tivity	5		alking distance to either a PR		network		
PROW and Cycling Connect Vehicle Access	livity	3		onstraints that would likely p				
Verlicie Access		3		ess into/adjacent to the site	revent the n	inplementation of a route		
Strategic Road Access		N/A		· •				
Designated Heritage Assets	5	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A		5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site	e is within a Minerals Safegua	rding Area. S	Site is not within a		
			Minerals or Waste Co					
Defined Open Space		5		n an area defined as Open Sp	pace, an exist	ting/proposed Country		
Green Belt & Green Wedge		5	Park or 'Other' Green	space n the Metropolitan Green Be	lt or Green \	Nadaa		
Land Classification	<u> </u>	0		Greenfield and primarily with				
Land Classification		"	Grade 2 or Grade 3	diceimed and primarily with	ini the land	ciassification, s. Grade 1,		
Protected Natural Features	;	5	Site is in excess of 100	Om of any locally designated	protected na	tural features and in		
				ı international/national desig	nated prote	cted natural features		
Flood Risk Constraints		5	Site is wholly within F					
Air Quality Management A		5		Om from a designated AQMA				
Ground Condition Constrai	nts	5		not expected to be required				
Neighbouring Constraints		5	Site has no neighbour		1/ 1/ 0:			
Proximity to Key Services		3	Woodham Ferrers To	king distance of all services a	nd/or the Ci	ty Centre/South		
Community Facilities		3		out additional strain on but n	ot result in t	he loss of on an		
community racinties		١		nool/healthcare facility/place				
			recreation facility					
Comments on Suitability		Outsid	e of DSB. In range of bu	s stops.				
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector				
Land Condition		5	Vacant land & buildin	gs				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A						
Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability	,	5	Up to 5 years					
Timescale for Deliverability			i de la companya de l					

SHELAA Reference:			RAG Rating:	Red	2	7 Nov 2024	
21SHELAA10	I			1 11 -			
Site Address:			7 Willowmeade, Rams		T		
Parish:		Hannin	gfield	Total Score:	103		
Developable Site Area	0.12			Reason for			
(ha):				discounted areas:	10		
Potential Yield:	4			Typology:	19		
Proposed Use:	Reside	ntiai		Comments on the size			
Coltability Culturals				of site:	- 4.5	D-4	
Suitability Criteria:			Citation Initial	Suitability R		Red	
Proximity to Employment A	Areas	5	·	existing/proposed employm			
Impact on Retail Areas 5				t result in the loss of establi e, South Woodham Ferrers es	-		
Proximity to the Workplace	9	5		king distance of an employr	nent allocatio	n	
Public Transport		5		alking distance of one or mo			
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW	or cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain a	any designated heritage ass	ets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritag	e assets		
Archaeological Assets		5	Site is not thought to o	contain any assets of archae	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space				
Green Belt & Green Wedge	!	0	Wedge	e (90% or more) lies within			
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily wi			
Protected Natural Features		3		e of any protected natural f natural feature or within 50 natural feature			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA	4		
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints		5	Site has no neighbouri	ing constraints			
Proximity to Key Services		0	Centre/South Woodha	n walking distance of one or am Ferrers Town Centre			
Community Facilities		5		ot result in the loss of nor pool/healthcare facility/place			
Comments on Suitability		Adjace	nt to DSB. In range of bu	is stops.			
Availability Criteria:				Availability	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	,			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability		Curren	tly part of a residential g	garden			
Achievability Criteria:				Achievabilit	y Rating:	Green	
Viability		5	Development is likely		,		
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		-	<u> </u>				

Parish: Roxwell 9.38 Reason for discounted areas: Popularly No. 19.38 Reason for discounted areas: Popularly Reason for discounted areas: Popularly No. 19.38 Reason for discounted areas: Popularly No. 19.38 Reason for discounted area	SHELAA Reference: 21SHELAA11			RAG Rating:	Amk	per	2	7 Nov 2024
Parish: Roxwell 9.38 Reason for discounted areas: Plectricity substation (0.001ha discounted areas: Proposed Use: Employment Comments on the size of site is potentially suitable of site: for all employment use Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas N/A Proximity to Employment Areas State State Areas Not Proximity to Employment Areas State Areas Not Proximity and Employment Areas State Areas Not Proximity and Employment Areas State Areas Not Proximity and Employment Areas State State Areas Not Proximity and Employment Areas State State Areas Not Proximity and Employment Areas State State Areas Not Proximity and Employment Areas State State Areas Not Proximity and Employment Areas State State Areas Not Proximity Areas State State Areas Not Proximity and Employment Areas State State Areas Not Employment Areas State State State Areas Not Employment Areas State	Site Address:	Novera	Gener	ation, Roxwell Quarr	y, Boyto	n Cross, Roxwell, (Chelmsford	, Essex, CM1 4LT
ha): discounted areas: Discounted areas: Discounted vield: Parish:			•				· · · · · · · · · · · · · · · · · · ·	
ha): discounted areas: Discounted areas: Discounted vield: Developable Site Area	9.38			Reasc	n for	Electricity	substation (0.001ha)	
Comments on the size of site is potentially suitate for all employment use	(ha):				disco	unted areas:	,	,
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas N/A mpact on Retail Areas N/A Proximity to the Workplace N/A Proximity to the Workplace N/A Proximity to the Workplace N/A Proximity to the Workplace N/A PROW and Cycling Connectivity Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network PROW and Cycling Connectivity Proximity Criteria: Site does not contain any designated heritage assets Site does not contain any designated heritage assets Site does not contain any designated heritage assets Site does not contain any on-designated heritage assets Site does not in a site is within a Minerals Safeguarding Area. Site is not within a Minerals waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the land classification of Grade 2 or Grade 3 Site is excess of 100m of any locally designated protected natural features and in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is in excess of 500m of any international/national designated protected natural features Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Site does not face any known legal issues N/A Community Facilities Site does not face any known legal issues N/A Community	Potential Yield:	0			Typol	ogy:	33+34	
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Employ	ment		Comn	nents on the size	Size of site	e is potentially suitable
Proximity to Employment Areas N/A mpact 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 Welhicle Access 5 A route exists enabling welfole access into/adjacent to the site Strategic Road Access 5 A route exists enabling welfole 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 network and primary road network, a safeguarded trunk road or a B-road Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is in thought to contain any assets of archaeological interest Wilnerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is in ot within a near a defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 5 Site does not lie within me metropolitan Green Belt or Green Wedge 5 Site does not lie within me metropolitan Green Belt and classification/s: Grade 1 Grade 2 or Grade 3 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m from any locally designated protected natural features and in excess of 500m from a designated AQMA Grade 1 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 9 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of					of site	2:	for all em	ployment use
Proximity to Employment Areas N/A mpact 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 Welhicle Access 5 A route exists enabling welfole access into/adjacent to the site Strategic Road Access 5 A route exists enabling welfole 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 network and primary road network, a safeguarded trunk road or a B-road Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is in thought to contain any assets of archaeological interest Wilnerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is in ot within a near a defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 5 Site does not lie within me metropolitan Green Belt or Green Wedge 5 Site does not lie within me metropolitan Green Belt and classification/s: Grade 1 Grade 2 or Grade 3 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m from any locally designated protected natural features and in excess of 500m from a designated AQMA Grade 1 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 9 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of	Suitability Criteria:					Suitability Ra	ting:	Amber
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Public Transport Public Transport Public Transport Public Transport Public Transport Public Transport Public Access Public Acces	Impact on Retail Areas		N/A					
Public Transport Public Transport Public Transport Public Transport Public Transport Public Transport Public Access Public Acces	Proximity to the Workplace	<u>.</u>	N/A					
PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Wehicle Access Site does not give access into/adjacent to the site Strategic Road Access OSite 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 Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site of thought to contain any sasets of archaeological interest Non-Designated Protected Natural Features Site of thought to contain any assets of archaeological interest	Public Transport		_	Site is in excess of 40	0m walkii	ng distance from all s	ervices	
Site has no direct access to nor is adjacent to the site	•	tivity	5					network
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 Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not one is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge and Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 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 are sold for understand the excess of 500m from a designated AQMA Ground Condition Constraints N/A Community Facilities Site is in excess of 500m from a designated AQMA Ground treatment is expected to be required on the majority (90% or more) of the site very described and primarily to key Services N/A Community Facilities Development would not 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 Contaminared Land SC000006. Availability Criteria: Availability Rating: Green Auchievability Criteria: Achievability Criteria: Achievab	Vehicle Access	,	5	A route exists enablin	ng vehicle	access into/adjacen	t to the site	
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Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 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 For Ondition Constraints Site is in excess of 500m from a designated AQMA Ground treatment is expected to be required on the majority (90% or more) of the site delighbouring Constraints N/A Proximity to Key Services N/A Community Facilities Sutisity of Development would not 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 Contaminared Land SC000006. Availability Criteria: Availability Rating: Green Achievability Criteria: Achievabili	Designated Heritage Assets	;	5	_			ts	
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Minerals or Waste Consultation Area			_					
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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 and in excess of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 510 mode of any international/national designated protected natural features of 510 mode of 31 mode of 32 m	Green Belt & Green Wedge	;	5	Site does not lie with	in the Me	tropolitan Green Be	t or Green W	Vedge
excess of 500m of any international/national designated protected natural features Site 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 of the site of the 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 Criteria: Availability Criteria: Availability Rating: Green Availability Rating: Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently used for other purposes. Achievability Criteria: Achievability Criteria: Achievability Rating: Yellow Viability 5 Development is likely viable Firmescale for Deliverability 4 Over 5 years	Land Classification		0		Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,
Site is wholly within Flood Zone 1 Air Quality Management Areas Forund Condition Constraints O Ground treatment is expected to be required on the majority (90% or more) of the site of Seighbouring Constraints N/A Proximity to Key Services N/A Community Facilities Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Outside of DSB. Priority 4 Contaminared Land SC000006. Availability Criteria: Availability Rating: Green Availability Rating: Find Ownership Jown Intensity land uses Planning Permission or Allocation Comments on Availability Site currently used for other purposes. Achievability Criteria: Achievability Criteria: Achievability Rating: Yellow Viability Site Development is likely viable Finescale for Deliverability 4 Over 5 years	Protected Natural Features	;	5					
Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities Development would not 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 Contaminared Land SC000006. Availability Criteria: Availability Rating: Green And Ownership Jand Condition Jacob Intensity land uses Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently used for other purposes. Achievability Criteria: Achievability Criteria: Achievability Rating: Yellow Viability Development is likely viable Timescale for Deliverability 4 Over 5 years	Flood Risk Constraints		5					
Neighbouring Constraints N/A Proximity to Key Services N/A Community Facilities Development would not 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 Contaminared Land SC000006. Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Achievability Criteria: Achievability Rating: Achievability Rati	Air Quality Management Ar	reas	5	Site is in excess of 50	0m from	a designated AQMA		
Proximity to Key Services N/A Development would not 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 Contaminared Land SC000006. Availability Criteria: Availability Rating: Green Availability Rating: I held by developer/willing owner/public sector and Condition 3 Low intensity land uses Planning Permission or Allocation Comments on Availability Site currently used for other purposes. Achievability Criteria: Achievability Rating: Yellow Viability Development is likely viable Timescale for Deliverability 4 Over 5 years	Ground Condition Constrain	nts	0	Ground treatment is	expected	to be required on th	e majority (9	90% or more) of the site
Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Outside of DSB. Priority 4 Contaminared Land SC000006. Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently used for other purposes. Achievability Criteria: Achievability Rating: Yellow Viability Development is likely viable Timescale for Deliverability 4 Over 5 years	Neighbouring Constraints		N/A					
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Outside of DSB. Priority 4 Contaminared Land SC000006. Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Availability Rating: Availability Rating: Green Availability Rating: Availability Rating: Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently used for other purposes. Achievability Criteria: Achievability Rating: Yellow Viability Site currently viable Fimescale for Deliverability A Over 5 years	Proximity to Key Services		N/A					
Availability Criteria: Availability Rating: Green 5 Held by developer/willing owner/public sector and 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 used for other purposes. Achievability Criteria: Achievability Rating: Yellow Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Community Facilities		5	existing/proposed sch		•		
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 N/A Allocation 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 Suitability		Outsid	•	taminare	d Land SC000006.		
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 N/A Allocation 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	Availability Criteria:					Availability R	ating:	Green
Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Site currently used for other purposes. Achievability Rating: Yellow Timescale for Deliverability 4 Over 5 years	Land Ownership		5	Held by developer/w	illing own			1
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently used for other purposes. Achievability Criteria: Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Land Condition							
Planning Permission or Allocation Comments on Availability Site currently used for other purposes. Achievability Criteria: Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Legal Constraints			·		egal issues		
Comments on Availability Site currently used for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Planning Permission or							
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Comments on Availability		Site cu	rrently used for other p	urposes.			
/iability 5 Development is likely viable Cover 5 years Development is likely viable De				<u>-</u>		Achievability	Rating:	Yellow
Fimescale for Deliverability 4 Over 5 years			5	Development is likely	viable			1
	· · · · · · · · · · · · · · · · · · ·							
	Comments on Achievability		•	, , , , , , , , , , , , , , , , , , , ,				

SHELAA Reference:			RAG Rating:	Amber	2	7 Nov 2024		
21SHELAA14						.7 NOV 2024		
Site Address:	Land N	North O	f Steepleview, Butts G	reen Road, Sandon, Chel	msford			
Parish:	Sando	n		Total Score:	104			
Developable Site Area	3.12			Reason for				
(ha):				discounted areas:				
Potential Yield:	61			Typology:	3			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employme	ent allocation			
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers ⁻ es	•			
Proximity to the Workplace	9	0	Site is in excess of 2km	n walking distance of an emp	oloyment allo	ocation		
Public Transport		5	Site is within 400m wa	lking distance of one or mo	re services			
PROW and Cycling Connect	tivity	5		lking distance to either a PR				
Vehicle Access		3		onstraints that would likely pass into/adjacent to the site	revent the in	nplementation of a route		
Strategic Road Access		N/A						
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrai	nts	5	Minerals or Waste Cor		arding Area. S	site is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open S _l Space	oace, an exist	ting/proposed Country		
Green Belt & Green Wedge	<u>)</u>	5	Site does not lie withir	n the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,		
Protected Natural Features	3	3		e of any protected natural fe natural feature or within 50 natural feature				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA	ı			
Ground Condition Constrai	nts	5	Ground treatment is n	ot expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	ng constraints				
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities		3		ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. Potential vehicular fr	om Butt's Gr	een Road.		
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability			ı					

SHELAA Reference:			RAG Rating:	Aml	per						
21SHELAA16			J			2	7 Nov 2024				
Site Address:	Land	Jorth Of	Tally Ho, Sandon Hal	l Bridle	way Sandon Chel	msford Ess	ΔΥ				
Parish:	Sando		Tuny 110, Sandon 11ai		Score:	102					
Developable Site Area	1.81				on for	102					
(ha):					unted areas:						
Potential Yield:	41			Typol	ogy:	3					
Proposed Use:	Reside	ential		Comr	nents on the size						
				of site	e:						
Suitability Criteria:					Suitability Ra	ting:	Amber				
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/	proposed employme	nt allocation					
Impact on Retail Areas 5			Development does no	t result i	n the loss of establis	hed shops an	d services within				
·			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated				
Door facility to the Mandada of			Neighbourhood Centro		- 4:	la					
Proximity to the Workplace	<u> </u>	0	Site is in excess of 2km Site is within 400m wa				cation				
Public Transport	is dita	5	Site is within 100m wa				antwork				
PROW and Cycling Connect Vehicle Access	ivity	5	A route exists enabling				IELWOIK				
Strategic Road Access		N/A	A Toute exists enability	, vernicie	access into/adjacen	t to the site					
Designated Heritage Assets		5	Site does not contain a	any desi	gnated heritage asse	ts.					
Non-Designated Heritage A		5	Site does not contain a								
Archaeological Assets	5	Site is not thought to d				est					
Minerals & Waste Constrain	•				Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Minerals or Waste Consultation Area											
Defined Open Space		5	Site does not lie within	n an area	a defined as Open Sp	ace, an existi	ing/proposed Country				
			Park or 'Other' Green :	•							
Green Belt & Green Wedge	<u> </u>	5	Site does not lie within								
Land Classification		0	Grade 2 or Grade 3	3reenfie	eld and primarily with	iin the land c	lassification/s: Grade 1,				
Protected Natural Features		0	Site partially or wholly	compri	ses of one or more p	rotected nati	ural features				
Flood Risk Constraints	<u> </u>	5	Site is wholly within Flood Zone 1								
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA								
Ground Condition Constrain		5	Ground treatment is not expected to be required								
Neighbouring Constraints		5	Site has no neighbouri	ng cons	traints						
Proximity to Key Services		0	Site is in excess of 2km	n walkin	g distance of one or i	more services	s and the City				
			Centre/South Woodha								
Community Facilities		3	Development would p existing/proposed sch								
			recreation facility	ooi/ileai	itilicare racility/place	oi worship/s	ports, leisure, or				
Comments on Suitability		Within	DSB. In range of bus sto	ps. TPO,	/1992/001 within the	site. Also a	woodland TPO,				
		TPO/20	024/18 within 15m to th	e west o	f the site, may conta	in veteran tr	ees.				
Availability Criteria:					Availability R	lating:	Green				
Land Ownership		5	Held by developer/wil	ling owr	ner/public sector						
Land Condition		4	Established single use								
Legal Constraints		5	Site does not face any	known	legal issues	-					
Planning Permission or		N/A									
Allocation											
Comments on Availability		Site cu	rrently used for other pu	irpose.			T				
Achievability Criteria:					Achievability	Rating:	Green				
Viability		5	Development is likely	viable							
Timescale for Deliverability		5	Up to 5 years								
Comments on Achievability	'										

SHELAA Reference:			RAG Rating:	Aml	oer		7 N - 2024		
21SHELAA17						2	7 Nov 2024		
Site Address:	Land A	t Fulto	ns Farm, Lodge Road,	Bickna	cre, Chelmsford, Es	sex			
Parish:	Bickna	icre		Total	Score:	96			
Developable Site Area	1.18			Reaso	on for				
(ha):				disco	unted areas:				
Potential Yield:	26			Typol	•,	4			
Proposed Use:	Reside	ential		Comr of site	nents on the size e:				
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment	Areas	5	Site is outside of any	existing/	•				
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South		-				
Proximity to the Workplace	۵	0	Site is in excess of 2kr		g distance of an emp	lovment allo	cation		
Public Transport		0	Site is in excess of 400				-		
PROW and Cycling Connec	tivity	0	Site is not connected				ork		
Vehicle Access		5	A route exists enablin		_	-			
Strategic Road Access		N/A			. ,				
Designated Heritage Asset	S	5	Site does not contain	any desi	gnated heritage asset	ts			
Non-Designated Heritage A		5	Site does not contain						
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	9	5	Site does not lie withi	n the Me	etropolitan Green Bel	t or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	eld and primarily with	in the land o	classification/s: Grade 1,		
Protected Natural Feature	5	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 A		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	5	Ground treatment is r		•				
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		0	Site is in excess of 2kr Centre/South Woodh	am Ferre	ers Town Centre				
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		Outsid	e of DSB. Vehicular acce	ss from	Lodge Road.				
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wi	lling owr	ner/public sector				
Land Condition		3	Low intensity land use	es					
Legal Constraints		5	Site does not face any	/ known	legal issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site cu	rrently used for other p	urpose.					
Achievability Criteria					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	,				
Timescale for Deliverability	/	5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:			RAG Rating:	Amk	er	_	7 N - 2024				
21SHELAA18						2	7 Nov 2024				
Site Address:	Kay-M	etzeler	Ltd, Brook Street, Ch	elmsfor	d, CM1 1UQ						
Parish:	Chelm	sford		Total	Score:	89					
Developable Site Area	1.44			Reasc	for						
(ha):				discou	unted areas:						
Potential Yield:	147			Typol	ogy:	13					
Proposed Use:	Reside	ential			Comments on the size of site:						
Suitability Criteria:					Suitability Ra	iting:	Amber				
Proximity to Employment A	Areas	0	Site is wholly/partially	y located	within an existing/p	roposed emp	oloyment allocation				
Impact on Retail Areas		5	Development does no Chelmsford City Centr	re, South		-					
B 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		_	Neighbourhood Centr								
Proximity to the Workplace	9	5	Site is within 2km wal				n				
Public Transport		5	Site is within 400m w								
PROW and Cycling Connect	ivity	5	Site is within 100m was A route exists enablin				network				
Vehicle Access			A Toute exists enabilit	g vernicie	access into/aujacen	t to the site					
Strategic Road Access		N/A 3	Site is adjacent to one	or more	designated heritage	accotc					
Designated Heritage Assets Non-Designated Heritage A		5	,		<u> </u>						
	Archaeological Assets 5				Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrai	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste									
Willierals & Waste Collistral	U		ere safeg	uarded infrastructur	e is perman	ent in nature or where the					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country					
Green Belt & Green Wedge	<u>;</u>	5	Site does not lie withi	n the Me	tropolitan Green Bel	lt or Green V	Vedge				
Land Classification		5	Site is predominantly	Previous	ly Developed Land						
Protected Natural Features	5	0	Site partially or wholly comprises of one or more protected natural features								
Flood Risk Constraints		5	Site is wholly within Flood Zone 1								
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA								
Ground Condition Constrai	nts	0	Ground treatment is expected to be required on the majority (90% or more) of the site								
Neighbouring Constraints		0	Site has neighbouring	•	•						
Proximity to Key Services		5	Site is within 800m w Woodham Ferrers To	wn Centr	e						
Community Facilities		3	Development would p existing/proposed sch recreation facility								
Comments on Suitability			Urban Area. In range of ng four trees along New								
Availability Criteria:		coverii	is rour trees along New	Jueet II	Availability R		Green				
Land Ownership		5	Held by developer/wi	lling own			J. CC				
Land Condition		3	Low intensity land use		,						
Legal Constraints		5	Site does not face any		egal issues						
Planning Permission or Allocation		N/A			-8						
Comments on Availability		Site cu	rrently used for other p	urpose.							
Achievability Criteria:					Achievability	Rating:	Amber				
Viability		0	Development is likely	unviable	•						
Timescale for Deliverability		5	Up to 5 years								
Comments on Achievability											

SHELAA Reference:			RAG Rating:	Amb	er	2	7 Nov 2024		
21SHELAA19	1 .								
Site Address:			est Of, Brook Hill, Litt		•				
Parish:		Walthan	n		Score:	92			
Developable Site Area	0.88			Reasc					
(ha):				discounted areas:					
Potential Yield:	20			Typol		4			
Proposed Use:	Reside	ential			nents on the size				
				of site	1	- •	T		
Suitability Criteria:		ı	Site is outside of any existing/proposed employment allocation Site is outside of any existing/proposed employment allocation						
Proximity to Employment A	reas	5							
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•			
Proximity to the Workplace	0	Site is in excess of 2km	n walking	distance of an emp	loyment allo	cation			
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa						
Vehicle Access		0	There are visible const enable vehicle access			ent the imple	ementation of a route to		
Strategic Road Access		N/A							
Designated Heritage Assets		3	Site is adjacent to one	or more	designated heritage	e assets			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaed	ological inter	est			
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Cor			rding Area. S	Site is not within a		
Defined Open Space 0			The majority of the sit existing/proposed Cou				ed as Open Space, an		
Green Belt & Green Wedge		0	O The majority of the site (90% or more) lies within the Metropolitan Green I Wedge						
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	compris	ses of one or more p	rotected nat	ural features		
Flood Risk Constraints		4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1						
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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 wa Woodham Ferrers Tov			and/or the C	City Centre/South		
Community Facilities		5	Development would n existing/proposed sch recreation facility						
Comments on Suitability		bound	nt to DSB. In range of buary preventing possible and Access). Site wholly w	access. A	djacent to Conserva	tion Area. Na	•		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own	•				
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any		egal issues				
Planning Permission or		N/A	<u>, </u>		=				
Allocation		".							
Comments on Availability									
Achievability Criteria:					Achievability	Rating	Green		
Viability		5	Development is likely	viahle	Acinevability	Mauris.	J. CCII		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									
Comments on Achievability		I							

SHELAA Reference:			RAG Rating:	Yello	w	_	7 Nov. 2024		
21SHELAA20			_			2	7 Nov 2024		
Site Address:	Land F	Rear Of	Owls, Waltham Road,	Borehai	m. Chelmsford				
Parish:	Boreh		o 1110) 11 a1c. a 110 aa,	Total S		99			
Developable Site Area	5.17			Reason					
(ha):	0.127				nted areas:				
Potential Yield:	89			Typolo	ogy:	2			
Proposed Use:	Reside	ential			ents on the size				
·				of site	:				
Suitability Criteria:			Suitability Rating: Yellow						
Proximity to Employment A	Areas	5	Site is outside of any e	existing/p	roposed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		-			
Proximity to the Workplace	9	5	Site is within 2km wal	king dista	nce of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa	alking dist	ance of one or mor	e services			
PROW and Cycling Connect	ivity	0	Site is not connected t			-			
Vehicle Access		3				revent the in	nplementation of a route		
Strategic Road Access		N/A	to enable vehicle acce	ss into/a	djacent to the site				
Designated Heritage Assets	•	5	Site does not contain	any desig	nated heritage asse	ts			
Non-Designated Heritage A		5							
Archaeological Assets	5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest							
Minerals & Waste Constrain	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste							
Willierals & Waste constrain	1103			•			ent in nature or where the		
			allocated activity wou				· · · · · · · · · · · · · · · · · · ·		
Defined Open Space 5			Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	!	5	Site does not lie within						
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfiel	d and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	;	0	Site partially or wholly	comprise	es of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone	1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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 p existing/proposed sch recreation facility	ool/healt	hcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability			•	-			Boreham Road Gravel 2022/014 on the western		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own					
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known le	egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	ccvab.iicy		3.00		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									
Comments on Achievability		l							

SHELAA Reference: 21SHELAA21			RAG Rating:	Yell	ow	2	?7 Nov 2024		
Site Address:	Land	North O	<u> </u> f Boreham Industrial	Fstate \	Waltham Road, Bo	reham Ch	elmsford		
Parish:	Boreh		- Borcham maastriar		Score:	80	cinisiora		
Developable Site Area	1.8	iaiii		Reaso		00			
(ha):	1.0				unted areas:				
Potential Yield:	0			Typol		32+34			
Proposed Use:		oyment			nents on the size		e is potentially suitable		
Troposed ose.	Linpi	o y meme		of site			ployment use		
Suitability Criteria:					Suitability Ra	ting:	Yellow		
Proximity to Employment	Areas	N/A			•				
Impact on Retail Areas		N/A							
Proximity to the Workplac	e	N/A							
Public Transport		5	Site is within 400m w	alking dis	stance of one or mor	e services			
PROW and Cycling Connec	tivity	0	Site is not connected	to either	an existing PROW or	r cycle netw	ork		
Vehicle Access		5	A route exists enablin	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		0	Site has no direct acco	ess to no	r is adjacent to the s	trategic road	network, primary road		
•			network, a safeguard	ed trunk	road or a B-road				
Designated Heritage Asset	:S	5	Site does not contain	any desi	gnated heritage asse	ts			
Non-Designated Heritage	Assets	5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constra	ints	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						
					•	•			
D-fin-d On C		-	allocated activity wou		•		•		
Defined Open Space		5	Park or 'Other' Green		a defined as Open Sp	ace, an exis	ting/proposed Country		
Green Belt & Green Wedg	e	5	Site does not lie withi		etropolitan Green Be	lt or Green \	Vedge		
Land Classification		0					classification/s: Grade 1,		
Laria Classification			Grade 2 or Grade 3		, , , , , , , , , , , , , , , , , , ,		-,		
Protected Natural Feature	S	0	Site partially or wholly comprises of one or more protected natural features						
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constra		5	Ground treatment is a	not expe	cted to be required				
Neighbouring Constraints		N/A							
Proximity to Key Services		N/A							
Community Facilities		5	Development would r	not result	t in the loss of nor pu	ıt additional	strain on an		
·			existing/proposed sch	nool/heal	thcare facility/place	of worship/	sports, leisure, or		
			recreation facility						
Comments on Suitability			e of DSB. In range of buons the very north weste			rian access a	available from Euromix.		
Availability Criteria:			very north weste	cage (Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wi	illing owr			3.00		
Land Condition		5	Vacant land & buildin		.c., pasiic scotoi				
Legal Constraints		5	Site does not face any	<u> </u>	legal issues				
Planning Permission or		N/A	Site does not lace any	KIIOWIII	ichai issacs				
Allocation		IN/A							
Comments on Availability									
Achievability Criteria	•				Achievability	Rating	Green		
Viability	-	5	Development is likely	viable	,		J. 55.11		
Timescale for Deliverabilit	· ·	5	Up to 5 years	VIUNIC					
Comments on Achievabilit	•	1	op to 5 years						
Comments on Acmevabilit	у								

SHELAA Reference:			RAG Rating:	Red		2	7 Nov 2024		
21SHELAA23									
Site Address:	Land I	North O	f Meadowgate, Stock,	Ingates	tone, Essex				
Parish:	Stock			Total	Score:	98			
Developable Site Area	0.77			Reasc	n for				
(ha):				disco	unted areas:				
Potential Yield:	15			Typol	0,	5			
Proposed Use:	Reside	ential			nents on the size				
				of site	2:				
Suitability Criteria:			Suitability Rating: Red						
Proximity to Employment A	Areas	5	Site is outside of any e						
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		-				
Proximity to the Workplace	9	0	Site is in excess of 2km	n walking	distance of an emp	loyment allo	cation		
Public Transport		0	Site is in excess of 400	m walkii	ng distance from all s	services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PRO	OW or cycle i	network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets	5	5	Site does not contain	any desi	gnated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest							
Minerals & Waste Constrai	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area							
Defined Open Space	5	Site does not lie within Park or 'Other' Green	Space						
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	:e (90% c	r more) lies within tl	ne Metropoli	tan Green Belt or Green		
Land Classification		0	Grade 2 or Grade 3				lassification/s: Grade 1,		
Protected Natural Features	;	0	Site partially or wholly			rotected nati	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		3	Site is within 2km wal Woodham Ferrers Tov			nd/or the Cit	y Centre/South		
Community Facilities		5	Development would rexisting/proposed sch recreation facility		•				
Comments on Suitability			nt to DSB. In range of bu s the north western edg				ate. TPO/2001/105		
Availability Criteria:					Availability R		Green		
Land Ownership		5	Held by developer/wi	lling own					
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or		N/A	•						
Allocation									
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable			ı		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:			RAG Rating:	Amber	2	7 Nov 2024				
21SHELAA27										
Site Address:	Land E	ast Of S	St Cleres Cottages, Ma	ain Road, Danbury, Chelm	sford					
Parish:	Danbu	ıry		Total Score:	100					
Developable Site Area	0.57			Reason for						
(ha):				discounted areas:						
Potential Yield:	11		Typology: 5							
Proposed Use:	Reside									
				of site:						
Suitability Criteria:				Suitability Ra	ating:	Amber				
Proximity to Employment Areas 5			Site is outside of any e	existing/proposed employme	ent allocation					
Impact on Retail Areas		5	•	t result in the loss of establise, South Woodham Ferrers Tes	•					
Proximity to the Workplace	<u>;</u>	0	Site is in excess of 2km	n walking distance of an emp	oloyment allo	cation				
Public Transport		5	Site is within 400m wa	alking distance of one or mor	re services					
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network				
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site					
Strategic Road Access		N/A								
Designated Heritage Assets	;	3	Site is adjacent to one	or more designated heritag	e assets					
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets										
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest							
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safeguansultation Area	arding Area. S	Site is not within a				
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country				
Green Belt & Green Wedge	<u> </u>	5	Site does not lie within	n the Metropolitan Green Be	elt or Green V	Vedge				
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,				
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 Fl	ite is wholly within Flood Zone 1						
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required						
Neighbouring Constraints		0		constraints with no potentia						
Proximity to Key Services		0	Centre/South Woodha	n walking distance of one or am Ferrers Town Centre						
Community Facilities		5	existing/proposed sch recreation facility	ot result in the loss of nor proof. ool/healthcare facility/place	of worship/s	sports, leisure, or				
Comments on Suitability			e of DSB. In range of bus g.Within 100m of Danbu	s stops. Vehicular access fror ury Park (LoWS).	n Main Road.	Adjacent Grade II listed				
Availability Criteria:				Availability F	Rating:	Green				
Land Ownership		5	Held by developer/wil	ling owner/public sector						
Land Condition		5	Vacant land & building							
Legal Constraints		5	Site does not face any	known legal issues						
Planning Permission or Allocation		N/A	•							
Comments on Availability										
		1		Achievability	, Dating	Vellow				
Achievability Criteria:		 -	Dovolonment is likely		naulig:	Yellow				
Viability		5	Development is likely	vianie						
Timescale for Deliverability		4	Over 5 years							
Comments on Achievability										

SHELAA Reference:			RAG Rating:	Amk	per					
21SHELAA30			3			2	7 Nov 2024			
Site Address:	Jackle	tts Farm	ı, Slough Road, Danbı	ırv. Che	lmsford. Essex. CN	13 4LX				
Parish:	Danbu		, , , , , , , , , , , , , , , , , , , ,		Score:	83				
Developable Site Area	1.12			Reasc	on for	for				
(ha):				disco	unted areas:					
Potential Yield:	0			Typol	ogy:	32+34				
Proposed Use:	Emplo	yment		Comn	nents on the size					
				of site	2:					
Suitability Criteria:					Suitability Ra	iting:	Amber			
Proximity to Employment A	reas	N/A					•			
Impact on Retail Areas		N/A								
Proximity to the Workplace	<u>:</u>	N/A								
Public Transport		0	Site is in excess of 400							
PROW and Cycling Connect	ivity	0	Site is not connected t				ork			
Vehicle Access		5	A route exists enabling							
Strategic Road Access		0	Site has no direct acce network, a safeguarde		,	trategic road	network, primary road			
Designated Heritage Assets		5	Site does not contain a							
Non-Designated Heritage A	ssets	3	Site is adjacent to one							
Archaeological Assets	5	Site is not thought to								
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country							
Defined Open Space	5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country				
Green Belt & Green Wedge		5	Site does not lie within	n the Me	tropolitan Green Bel	lt or Green W	Vedge			
Land Classification		5	Site is predominantly	Previous	ly Developed Land					
Protected Natural Features		3	Site does not comprise designated protected	•	•		within 100m of a locally rnational/national			
			designated protected natural feature							
Flood Risk Constraints		5	Site is wholly within Flood Zone 1							
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA							
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required							
Neighbouring Constraints		N/A								
Proximity to Key Services		N/A								
Community Facilities		5	Development would n existing/proposed sch recreation facility							
Comments on Suitability			e of DSB. Vehicular acce house Wood (LoWS) an				ed Lane. Within 100m of			
Availability Criteria:					Availability R	lating:	Green			
Land Ownership		5	Held by developer/wil	ling own	•		1			
Land Condition		2	Established multiple u	ses						
Legal Constraints		5	Site does not face any known legal issues							
Planning Permission or Allocation		N/A								
Comments on Availability		Site cu	rrently in use for other p	urposes						
Achievability Criteria:				-	Achievability	Rating:	Green			
Viability		5	Development is likely	viable	/ terric vability	mating.	J. CC.II			
Timescale for Deliverability		5	Up to 5 years							
Comments on Achievability		,	- 1 7							
co.micrico on Acinevability		I								

SHELAA Reference: 21SHELAA33			RAG Rating:	Amb	er	2	7 Nov 2024		
Site Address:	Land	South Fa	<u>l</u> est Of Baileys Cottage,	Chathar	n Green Little W	altham Ch	elmsford Essey		
Parish:		Walthan		Total S		111			
Developable Site Area	1.45	vvaiciiai	!!	Reason		111			
(ha):	1.43				nted areas:				
Potential Yield:	32			Typolo		3			
Proposed Use:	Reside	ential			ents on the size				
.,				of site:					
Suitability Criteria:			Suitability Rating: Amber						
Proximity to Employment A	reas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation			
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centre	re, South V		•				
Proximity to the Workplace	5	Site is within 2km wall	king distar	nce of an employme	ent allocatio	n			
Public Transport	5	Site is within 400m wa	alking dista	ance of one or more	e services				
PROW and Cycling Connect	5	Site is within 100m wa	alking dista	ance to either a PRO	OW or cycle	network			
Vehicle Access		5	A route exists enabling	g vehicle a	ccess into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets	i	5	Site does not contain a						
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-d	esignated heritage	assets			
Archaeological Assets	5	Site is not thought to		•					
Minerals & Waste Constrain	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area							
Defined Open Space	5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	!	5	Site does not lie within	n the Met	ropolitan Green Bel	t or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield	l and primarily with	in the land o	classification/s: Grade 1,		
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 A	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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 Centre/South Woodha			nore service	s and the City		
Community Facilities		3	Development would p existing/proposed sch recreation facility	iool/healtl	ncare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability		Outside Cottag		s stops. Ve	hicular access avail	able from tr	ack in adjacent to Baileys		
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	lling owne	<u>-</u>				
Land Condition		3	Low intensity land use						
Legal Constraints		5	Site does not face any	known le	gal issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site cu	rrently in use for other p	ourposes.					
Achievability Criteria:			· · · · · · · · · · · · · · · · · · ·		Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
		+	. , , , , , , , , , , , , , , , , , , ,						

SHELAA Reference:			RAG Rating:	Amber	2	7 Nov 2024			
21SHELAA41					_	7 1404 2024			
Site Address:	Land Ad	djacent	Reeds Spring, Roxwe	ell Road, Writtle, Chelmsfo	ord, Essex				
Parish:	Roxwel	l		Total Score:	100				
Developable Site Area	42.53			Reason for					
(ha):				discounted areas:					
Potential Yield:	521			Typology:	27				
Proposed Use:	Mixed I	Use		Comments on the size		e is potentially suitable			
				of site:	for all em	ployment use			
Suitability Criteria:				Suitability Ra	ating:	Amber			
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation				
Impact on Retail Areas 5				t result in the loss of establis e, South Woodham Ferrers T es	•				
Proximity to the Workplace	,	5	Site is within 2km wall	king distance of an employm	ent allocatio	n			
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services				
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network			
Vehicle Access		5		g vehicle access into/adjacer					
trategic Road Access 4 Site has direct access to or is adjacent to a primary road network									
Designated Heritage Assets	3	3	or more designated heritage	e assets					
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets				
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area						
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space						
Green Belt & Green Wedge	}	5		n the Metropolitan Green Be					
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
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 Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site						
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	l for mitigation	on			
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City			
Community Facilities		3	·	ut additional strain on but n ool/healthcare facility/place					
Comments on Suitability			_	stops. Vehicular access fron Boyton Cross Historic Landfi	·-				
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		3	Promoter has an option	on to purchase site or collabo	rate with ex	isting owner			
Land Condition		5	Vacant land & building						
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		Maurig.	I CIIOW			
Timescale for Deliverability		4	Over 5 years	VIGNIC					
Timescale for Deliverability		+	Over 5 years						

		RAG Rating:	Amber 27 Nov 2024					
		mbirds Yard, Souther			d, Essex			
	Laster							
6.63					umping Station			
111				_ `				
	ntial	7107						
Reside	entiai							
				ating:	Amber			
reas	5	Site is outside of any e						
Proximity to Employment Areas 5 Impact on Retail Areas 5			et result in the loss of establi re, South Woodham Ferrers	shed shops ar	nd services within			
	0	Site is in excess of 2km	n walking distance of an em	ployment allo	cation			
	5	Site is within 400m wa	alking distance of one or mo	re services				
ivity	5	Site is within 100m wa	alking distance to either a PF	ROW or cycle	network			
ccess 5 A route exists enabling vehicle access into/adjacent to the site								
	N/A							
	0		Site contains one or more designated heritage assets					
Non-Designated Heritage Assets5Site does not contain any non-designated heritage assetsArchaeological Assets5Site is not thought to contain any assets of archaeological interest								
	5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constraints 5			=	arding Area. S	ite is not within a			
Defined Open Space 5				pace, an exist	ing/proposed Country			
	5							
	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	thin the land o	classification/s: Grade 1,			
	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						
	5	Site is wholly within F	ood Zone 1					
eas	5	Site is in excess of 500	m from a designated AQMA	١				
nts	5	Ground treatment is r	not expected to be required					
	5	Site has no neighbour	ing constraints					
	0		_	more service	s and the City			
	3							
			Availability	Rating:	Green			
	5	Held by developer/wi						
	3							
	5	Site does not face any	known legal issues					
	N/A							
	Site cu	rrently in use for other p	ourposes.					
				v Rating:	Green			
				y Naung.	Jieeli			
	_	Develonment is likely	viahle					
	5	Development is likely Up to 5 years	viable					
	Good 6.63 114 Reside reas ivity reas reas reas reas	Good Easter 6.63 114 Residential Treas 5 9 0 5 1vity 5 1 5 1 N/A 1 0 0 Ssets 5 5 5 1 5 1 5 1 5 1 5 1 5 1 5	Land East Of Imbirds Yard, Souther Good Easter 6.63 114 Residential Steas 5 Site is outside of any expension of the control	Land East Of Imbirds Yard, Souther Cross Road, Good Easter Good Easter 6.63 Reason for discounted areas: 114 Typology: Residential Comments on the size of site: Suitability R Typology: Suitability R Typology: Comments on the size of site site in the loss of establity of site on embody and designated heritage ass of some or more designated heritage ass sets of some or more designated heritage ass sets of site some or more designated heritage ass sets of site some or more designated heritage ass sets of some or more designated heritage ass sets of some or more designated heritage ass sets of some or more designated heritage ass sets of some or more designated heritage ass sets of some or more designated heritage ass sets of some or more designated heritage ass sets of some or more designated heritage ass sets of some or more designated heritage ass sets of some or more designated heritage ass sets of some or more designated heritage ass sets of sets of sets and in any assets of archae and winding assets of sets of sets and in any assets of sets and in any as	Land East Of Imbirds Yard, Souther Cross Road, Good Easter, Chelmsford Good Easter Total Score: 99 6.63 Reason for Sewage P discounted areas: (0.03ha) 114 Typology: Comments on the size of site: Suitability Rating: Interest S Site is outside of any existing/proposed employment allocation Chelmsford City Centre, South Woodham Ferrers Town Centre Neighbourhood Centres O Site is in excess of 2km walking distance of an employment allocation S Site is within 400m walking distance of one or more services within 400m walking distance to either a PROW or cycle S A route exists enabling vehicle access into/adjacent to the site N/A O Site contains one or more designated heritage assets S Site does not contain any non-designated heritage assets S Site does not contain any non-designated heritage assets S Site does not lie within an Area defined as Open Space, an exist Park or 'Other' Green Space 5 Site does not lie within an area defined as Open Space, an exist Park or 'Other' Green Space 5 Site does not lie within the Metropolitan Green Belt or Green V O Site is predominantly Greenfield and primarily within the land of Grade 2 or Grade 3 3 Site does not comprise of any protected natural features but is designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte designated protected natural feature or within 500m of an inte d			

SHELAA Reference:			RAG Rating:	Green		N7 Nov. 2024		
21SHELAA43					4	27 Nov 2024		
Site Address:	Land I	North Ea	ast Of Little Fields. Da	nbury, Chelmsford, Essex	(
Parish:	Danbı		,,	Total Score:	107			
Developable Site Area	1.15	,		Reason for				
(ha):				discounted areas:				
Potential Yield:	26			Typology:	4			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	ating:	Green		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employm		า		
mpact on Retail Areas		5		t result in the loss of establ e, South Woodham Ferrers es	-			
Proximity to the Workplace	9	5	Site is within 2km wal	king distance of an employr	nent allocatio	on		
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connect	tivity	0	Site is not connected t	to either an existing PROW	or cycle netw	ork		
/ehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	S	5	Site does not contain any designated heritage assets					
Non-Designated Heritage A	Assets	5	Site does not contain	any non-designated heritag	e assets			
Archaeological Assets		5	Site is not thought to	contain any assets of archae	eological inte	rest		
Minerals & Waste Constrai	Minerals or Waste Consultation Area							
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space					
Green Belt & Green Wedge	9	5	Site does not lie within the Metropolitan Green Belt or Green Wedge					
and Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3					
Protected Natural Features	5	3		e of any protected natural f natural feature or within 50 natural feature				
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQM	4			
Ground Condition Constrai	nts	5	Ground treatment is r	ot expected to be required				
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services wn Centre	and/or the Ci	ity Centre/South		
Community Facilities		3		ut additional strain on but ool/healthcare facility/plac				
Comments on Suitability		Adjace TPO.	nt to DSB. In range of bu	us stops. Access via private g	gate off Little	Fields. Within 100m of		
Availability Criteria:				Availability	Rating:	Green		
and Ownership		3	Promoter has an optic	on to purchase site or collab		kisting owner		
and Condition		5	Vacant land & building	•				
egal Constraints		5	Site does not face any					
Planning Permission or Allocation		N/A	· · · · · · · · · · · · · · · · · · ·					
Comments on Availability								
·				Achiovakili+	y Dating:	Groon		
Achievability Criteria:		I e	Dovolonment is like!	Achievabilit	y Kating:	Green		
/iability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Amber			7 Nav. 2024		
21SHELAA46			_			2	7 Nov 2024		
Site Address:	Land S	outh O	Corner Cottage, Wo	odhill Road, I	Danbury, Chel	msford, Es	sex		
Parish:	Danbu	ıry		Total Score	2:	103			
Developable Site Area	0.17	-		Reason for					
(ha):				discounted	l areas:				
Potential Yield:	5			Typology:		18			
Proposed Use:	Reside	ential		Comments	on the size	e			
				of site:					
Suitability Criteria:				Su	itability Ra	ting:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any						
Impact on Retail Areas		5	Development does no Chelmsford City Centr	re, South Woo		•			
Proximity to the Workplace		0	Neighbourhood Centr Site is in excess of 2kr		ance of an empl	ovment allo	cation		
Public Transport		5	Site is within 400m w		·	-			
PROW and Cycling Connect	tivity	0	Site is not connected				ork		
Vehicle Access	vicy	5	A route exists enablin			•			
Strategic Road Access		N/A							
Designated Heritage Assets	<u> </u>	5	Site does not contain	any designated	d heritage asset	ts			
Non-Designated Heritage A		5	Site does not contain	not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to	contain any as	sets of archaeo	logical intere	est		
Minerals & Waste Constrai	nts	5		ian 5ha of a site is within a Minerals Safeguarding Area. Site is not within a als or Waste Consultation Area					
Defined Open Space		5		Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space					
Green Belt & Green Wedge	<u>)</u>	5	Site does not lie withi	in the Metropo	litan Green Bel	t or Green W	Vedge		
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features	•	3	Site does not compris designated protected designated protected	natural featur	e or within 500		within 100m of a locally rnational/national		
Flood Risk Constraints		5	Site is wholly within F	lood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500						
Ground Condition Constrai	nts	5	Ground treatment is r	not expected to	be required				
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		0	Site is in excess of 2kr Centre/South Woodh	am Ferrers Tov	wn Centre				
Community Facilities		5	Development would r existing/proposed sch recreation facility	nool/healthcar	e facility/place	of worship/s	sports, leisure, or		
Comments on Suitability		Outsid	e of DSB. In range of bu	s stops. Within	100m of Danb	ury Country	Park (LoWS).		
Availability Criteria:				Av	ailability R	ating:	Green		
Land Ownership		5	Held by developer/wi		blic sector				
Land Condition		5	Vacant land & buildin						
Legal Constraints		5	Site does not face any	y known legal i	ssues				
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:				Ac	hievability	Rating:	Green		
Viability		5	Development is likely	viable			•		
Timescale for Deliverability	,	5	Up to 5 years						
Comments on Achievability	/								

SHELAA Reference:			RAG Rating:	Amber	2	27 Nov 2024			
21SHELAA47									
Site Address:	Land S	South O	Bakery Cottage, Cha	tham Green, Little Wa	Itham, Chelms	ford, Essex			
Parish:	Little \	Walthar	n	Total Score:	104				
Developable Site Area	0.34			Reason for					
(ha):				discounted areas:					
Potential Yield:	10			Typology: 17					
Proposed Use:	Reside	ential		Comments on the si					
				of site:					
Suitability Criteria:				Suitability	Rating:	Amber			
Proximity to Employment A	Areas	5		existing/proposed emplo					
Impact on Retail Areas		5	•	t result in the loss of esta	•				
			-	e, South Woodham Ferre	ers Town Centre	or any designated			
Duanimaitus ta tha 187a nhala a		5	Neighbourhood Centr		numant allegation				
Public Transport									
PROW and Cycling Connect Vehicle Access	ivity	3	There are no visible constraints that would likely prevent the implementation of a re						
venicie Access		3		ss into/adjacent to the s		inplementation of a route			
Strategic Road Access		N/A							
Designated Heritage Assets	<u> </u>	3	Site is adjacent to one	or more designated her	itage assets				
Non-Designated Heritage A		5	Site does not contain	any non-designated herit	age assets				
Archaeological Assets		3	Site is thought to be a	djacent to one or more a	ssets of archaec	ological interest			
Minerals & Waste Constrai	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
			Minerals or Waste Consultation Area						
Defined Open Space		5	5 Site does not lie within an area defined as Open Space, an existing/proposed Coun Park or 'Other' Green Space						
Green Belt & Green Wedge	<u>:</u>	5	Site does not lie within	n the Metropolitan Gree	n Belt or Green \	Wedge			
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		m of any locally designational designations of					
Flood Risk Constraints		5	Site is wholly within Fl	international/national d	esignated prote	cted natural leatures			
Air Quality Management A	reas	5	-	m from a designated AQ	MA				
Ground Condition Constrai		5		ot expected to be requir					
Neighbouring Constraints	1103	5	Site has no neighbour	· · · · · · · · · · · · · · · · · · ·					
Proximity to Key Services		0		n walking distance of one	e or more service	es and the City			
		Ľ		am Ferrers Town Centre		,			
Community Facilities		5		ot result in the loss of no					
				ool/healthcare facility/p	ace of worship/	sports, leisure, or			
Comments on Cuitability		Outoid	recreation facility e of DSB. Adjacent to Gr	ado II Listad Buildings					
Comments on Suitability		Outsia	e oi Dob. Aujaceiii 10 Gr		D	10			
Availability Criteria:			T	Availabilit	<u>, </u>	Green			
Land Ownership		5		ling owner/public sector					
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known legal issues					
Planning Permission or		N/A							
Allocation									
Comments on Availability					l': 5 ·				
Achievability Criteria:		ı	T = 1		lity Rating:	Green			
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability	1								

SHELAA Reference: 21SHELAA48			RAG Rating:	Ambe	er	27 Nov 2024				
Site Address:	Land N	North W	est Of Bowfield, Farm	nbridge Er	nd Road, Roxwell	, Chelmsfo	rd, Essex			
Parish:	Roxwe	ell		Total Sc	ore:	111				
Developable Site Area	0.9			Reason	for					
(ha):				discoun	ted areas:					
Potential Yield:	20			Typolog	;y:	4				
Proposed Use:	Reside	ential		Comme	nts on the size					
				of site:						
Suitability Criteria:					Suitability Ra	ting:	Amber			
Proximity to Employment A	reas	5	Site is outside of any e	existing/pro	posed employme	nt allocation	•			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	re, South W		-				
Proximity to the Workplace	<u>;</u>	5	Site is within 2km wall	king distan	ce of an employme	ent allocatio	n			
Public Transport		5	Site is within 400m wa	alking dista	nce of one or more	e services				
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network			
Vehicle Access		5	A route exists enabling	g vehicle ad	ccess into/adjacen	t to the site				
Strategic Road Access		N/A								
Designated Heritage Assets	;	3	Site is adjacent to one							
Non-Designated Heritage A	ssets	5	Site does not contain a							
Archaeological Assets		5	Site is not thought to							
Minerals & Waste Constrai	nts	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area								
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space							
Green Belt & Green Wedge	!	5	Site does not lie within							
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,			
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	, internatio	nal/national desig					
Flood Risk Constraints		5	Site is wholly within Fl							
Air Quality Management A		5	Site is in excess of 500							
Ground Condition Constrai	nts	5	Ground treatment is n	<u> </u>	•					
Neighbouring Constraints		5	Site has no neighbour							
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	am Ferrers	Town Centre		<i>,</i>			
Community Facilities		3	Development would p existing/proposed sch recreation facility	nool/health	care facility/place	of worship/s	ports, leisure, or			
Comments on Suitability			e of DSB. In range of bus building.	s stops. Info	ormal access at no	rthern edge	of site. Adjacent Grade II			
Availability Criteria:					Availability R	ating:	Green			
Land Ownership		5	Held by developer/wil				•			
Land Condition		5	Vacant land & building							
Legal Constraints		5	Site does not face any	known leg	al issues					
Planning Permission or Allocation		N/A								
Comments on Availability										
Achievability Criteria:					Achievability	Rating:	Green			
Viability		5	Development is likely							
Timescale for Deliverability	,	5	Up to 5 years							
Comments on Achievability			<u>, </u>							

SHELAA Reference: 21SHELAA49			RAG Rating:	Gree	n	2	7 Nov 2024			
Site Address:	Kingsg	ate, Bic	knacre Road, Bicknac	re, Cheln	nsford, CM3 4ES					
Parish:	Bickna	icre		Total S	core:	106				
Developable Site Area	1.33			Reasor	for					
(ha):				discou	nted areas:					
Potential Yield:	30			Typolo	gy:	4				
Proposed Use:	Reside	ential		Comments on the size						
				of site:						
Suitability Criteria:					Suitability Ra	iting:	Green			
Proximity to Employment A	Areas	5	Site is outside of any e							
Impact on Retail Areas		5	Development does no			-				
			Chelmsford City Centr		Voodham Ferrers T	own Centre	or any designated			
Proximity to the Workplace		0	Neighbourhood Centr Site is in excess of 2kn		distance of an emn	lovment allo	ration			
Public Transport	<u> </u>	5	Site is within 400m wa				Cation			
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network			
Vehicle Access	avicy	5	A route exists enabling			•				
Strategic Road Access		N/A			, 30,00011					
Designated Heritage Assets	;	5	Site does not contain	any design	nated heritage asse	ts				
Non-Designated Heritage A		5	Site does not contain							
Archaeological Assets		5	Site is not thought to							
Minerals & Waste Constrai	nts	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a								
			Minerals or Waste Consultation Area							
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space								
Green Belt & Green Wedge)	5	Site does not lie within							
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield	d and primarily with	in the land c	lassification/s: Grade 1,			
Protected Natural Features	;	0	Site partially or wholly comprises of one or more protected natural features							
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone						
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA							
Ground Condition Constrai	nts	5	Ground treatment is r	not expect	ed to be required					
Neighbouring Constraints		5	Site has no neighbour							
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov			and/or the C	ity Centre/South			
Community Facilities		3	Development would p existing/proposed sch recreation facility							
Comments on Suitability		-	nt to DSB. In range of bu	-		e belt to the	south covered by			
Availability Cuitauia		110/20	014/025, some may be v	veteran tre		atine:	Croon			
Availability Criteria:			I Hald book and accordance of all		Availability R	tating:	Green			
Land Ownership		5	Held by developer/wil		r/public sector					
Land Condition		3	Low intensity land use		gal issues					
Legal Constraints		5	Site does not face any	KNOWN IE	gai issues					
Planning Permission or Allocation		N/A								
Comments on Availability		Site cu	rrently in use for other p	purposes.						
Achievability Criteria:					Achievability	Rating:	Green			
Viability		5	Development is likely	viable						
Timescale for Deliverability	'	5	Up to 5 years							
Comments on Achievability	1									

SHELAA Reference:			RAG Rating:	Amb	er					
21SHELAA50			J			2	7 Nov 2024			
Site Address:	Land\	Nest Of	Twitty Fee, Danbury,	Chalms	ford Essey					
Parish:	Danbu		Twitty ree, banbary,	Total		109				
Developable Site Area	3.62	y		Reaso		103				
(ha):	3.02				inted areas:					
Potential Yield:	71			Typol		3				
Proposed Use:	Reside	ential			nents on the size	e				
				of site	::					
Suitability Criteria:					Suitability Ra	ting:	Amber			
Proximity to Employment A	Areas	5	Site is outside of any e	existing/p	•		<u> </u>			
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	d services within			
•			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated			
			Neighbourhood Centro							
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							1			
Public Transport		0					a a truo ele			
PROW and Cycling Connect	ivity	5	Site is within 100m wa A route exists enabling				ietwork			
Vehicle Access			A Toute exists enabling	g veriicie	access into/aujacen	t to the site				
Strategic Road Access Designated Heritage Assets		5 5	N/A 5 Site does not contain any designated heritage assets							
Non-Designated Heritage A		3		is adjacent to one or more non-designated heritage assets						
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest						est				
Minerals & Waste Constrai	nts	5		ite is within a Minerals Safeguarding Area. Site is not within a						
Willieruis & Waste constial				or Waste Consultation Area						
Defined Open Space		5	Site does not lie within	n an area	defined as Open Sp	ace, an existi	ng/proposed Country			
			Park or 'Other' Green	-						
Green Belt & Green Wedge	!	5	Site does not lie within							
Land Classification		3	Site is predominantly of classification/s: Grade		• •	_				
Protected Natural Features	.	0	Site partially or wholly							
Flood Risk Constraints		5	Site is wholly within Fl							
Air Quality Management A	reas	5	Site is in excess of 500	m from a	a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is n	ot expec	ted to be required					
Neighbouring Constraints		5	Site has no neighbouri	ing const	raints					
Proximity to Key Services		5	Site is within 800m wa	_		and/or the C	ity Centre/South			
			Woodham Ferrers Tov							
Community Facilities		3	Development would p existing/proposed sch							
			recreation facility	ooiyiicai	incare racinty/place	or worship, s	ports, icisure, or			
Comments on Suitability			e of DSB. Vehicular acces							
		15m of	Woodland TPOs to the	north we	est, TPO/1981/002, v	which may co	ntain veteran trees.			
Availability Criteria:					Availability R	lating:	Green			
Land Ownership		5	Held by developer/wil	ling own	er/public sector					
Land Condition		5	Vacant land & building							
Legal Constraints		5	Site does not face any	known l	egal issues					
Planning Permission or		N/A								
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: 21SHELAA51			RAG Rating:	Red		2	27 Nov 2024		
Site Address:	Field I	Rear Of	7 To 8 The Greenway	Runwe	ll Wickford Essex	<u> </u>			
Parish:	Runw		7 TO O THE GICEHWay		Score:	104			
Developable Site Area	0.35	<u> </u>		Reaso		101			
(ha):	0.00				unted areas:				
Potential Yield:	11			Typol		17			
Proposed Use:	Reside	ential			nents on the size				
·				of site	2:				
Suitability Criteria:					Suitability Ra	ating:	Red		
Proximity to Employment A	Areas	5	Site is outside of any	existing/	•		1		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		-			
Proximity to the Workplace	9	0	Site is in excess of 2kr	n walkinį	g distance of an emp	loyment allo	ocation		
Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services			
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking dis	stance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enablin	route exists enabling vehicle access into/adjacent to the site					
Strategic Road Access		N/A							
Designated Heritage Assets	5	5	Site does not contain	contain any designated heritage assets					
Non-Designated Heritage A	ssets	5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain a	any assets of archaed	ological inter	rest		
Minerals & Waste Constrai	nts	5		5ha of a site is within a Minerals Safeguarding Area. Site is not within a or Waste Consultation Area					
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Cor Park or 'Other' Green Space						
Green Belt & Green Wedge)	0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge					litan Green Belt or Green		
Land Classification		3	Site is predominantly classification/s: Grade						
Protected Natural Features	•	3	Site does not compris designated protected designated protected	natural f	feature or within 500		within 100m of a locally ernational/national		
Flood Risk Constraints		5	Site is wholly within F	lood Zon	e 1				
Air Quality Management A	reas	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrai	nts	5	Ground treatment is r	not expe	cted to be required				
Neighbouring Constraints		5	Site has no neighbour	ing cons	traints				
Proximity to Key Services		0	Site is in excess of 2kr Centre/South Woodh			more service	es and the City		
Community Facilities		5	Development would r existing/proposed sch recreation facility						
Comments on Suitability			nt to DSB. In range of buway. Within 100m of TP			existing acc	ess rear of 7 The		
Availability Criteria:					Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling own			•		
Land Condition		3	Low intensity land use						
Legal Constraints		5	Site does not face any	known l	legal issues				
Planning Permission or		N/A	•						
Allocation									
Comments on Availability		Site cu	rrently in use for other p	ourposes	i.				
Achievability Criteria:					Achievability	Rating	Green		
Viability		5	Development is likely	viable	, tornevability		3.00		
Timescale for Deliverability		5	Up to 5 years						
THE SCORE TO DELIVER ADMILLY			JP to J years						

SHELAA Reference:			RAG Rating:	Amber	2	27 Nov 2024				
21SHELAA52					-	27 NOV 2024				
Site Address:	Inspire	e House	, Hollycroft, Great Ba	ddow, Chelmsford, Essex	, CM2 7FW					
Parish:	Great	Baddov	ı	Total Score:	103					
Developable Site Area	1.97			Reason for						
(ha):				discounted areas:						
Potential Yield:	44			Typology:	3					
Proposed Use:	Mixed	Use		Comments on the size	Size of sit	te is potentially suitable				
				of site:	for all en	nployment use				
Suitability Criteria:			Suitability Rating: Amber							
Proximity to Employment	Areas	5	Site is outside of any	existing/proposed employm		า				
Impact on Retail Areas		5	Development does no	ot result in the loss of establ	ished shops a	nd services within				
,			Chelmsford City Cent	re, South Woodham Ferrers	Town Centre	or any designated				
			Neighbourhood Centi							
Proximity to the Workplace	е	5		lking distance of an employr		on				
Public Transport		5		alking distance of one or mo						
PROW and Cycling Connec	tivity	5		alking distance to either a P	-					
Vehicle Access		5		ng vehicle access into/adjace						
Strategic Road Access		0		ess to nor is adjacent to the	strategic road	d network, primary road				
Dasignated Haritaga Assat		_	_	ed trunk road or a B-road any designated heritage ass	otc					
Designated Heritage Asset		5								
Non-Designated Heritage A	assets	5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest							
Archaeological Assets	nto	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a							
Minerals & Waste Constraints 5			Minerals or Waste Co		aruing Area.	Site is not within a				
Defined Open Space		5		in an area defined as Open S	pace, an exis	ting/proposed Country				
beilinea open space			Park or 'Other' Green	·		. 0, 1, -1, -1 -1 -1 ,				
Green Belt & Green Wedge	9	5	Site does not lie withi	in the Metropolitan Green B	elt or Green \	Wedge				
Land Classification		0	Site is predominantly	Greenfield and primarily wi	thin the land	classification/s: Grade 1,				
			Grade 2 or Grade 3							
Protected Natural Feature	5	0	Site partially or wholly comprises of one or more protected natural features							
Flood Risk Constraints		5	Site is wholly within F							
Air Quality Management A		5		Om from a designated AQM						
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required							
Neighbouring Constraints		0		constraints with no potenti						
Proximity to Key Services		3		lking distance of all services	and/or the Ci	ity Centre/South				
Community Facilities		3	Woodham Ferrers To	wn Centre out additional strain on but i	not recult in t	ho loss of on an				
Community Facilities		3		nool/healthcare facility/plac						
			recreation facility	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	· · · · · · · · · · · · · · · · · ·					
Comments on Suitability			_	f bus stops. Site within 15m	of a tree belt	t to the north covered by				
		TPO/20	006/053. This may conta	ain veteran trees.		_				
Availability Criteria:				Availability	Rating:	Green				
Land Ownership		5	Held by developer/wi	illing owner/public sector						
Land Condition		2	Established multiple (uses						
Legal Constraints		5	Site does not face any	y known legal issues						
Planning Permission or		N/A								
Allocation										
Comments on Availability		Site cu	rrently in use for other	purposes.	<u> </u>					
Achievability Criteria:				Achievabilit	v Rating:	Green				
Viability		5	Development is likely		,					
Timescale for Deliverability	,	5	Up to 5 years							
Comments on Achievability		<u> </u>								

SHELAA Reference: 21SHELAA54			RAG Rating:	Red		2	7 Nov 2024		
Site Address:	Haven	Farm (<u>I</u> Goat Hall Lane, Chelm	sford Fo	sex CM2 8PH				
Parish:	Chelm		Sout Hair Larie, Crieni	Total S		88			
Developable Site Area	1.08	151014		Reasor					
(ha):	1.00				nted areas:				
Potential Yield:	24			Typolo		4			
Proposed Use:	Reside	ential			ents on the size	•			
				of site:					
Suitability Criteria:			Suitability Rating: Red						
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South \		•			
Proximity to the Workplace	<u>;</u>	0	Site is in excess of 2km	n walking	distance of an empl	oyment allo	cation		
Public Transport		0	Site is in excess of 400	om walkin	g distance from all s	ervices			
PROW and Cycling Connect	ivity	0	Site is not connected	to either a	n existing PROW or	cycle netwo	ork		
Vehicle Access		5	A route exists enabling	g vehicle a	access into/adjacent	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets	;	5	Site does not contain	any desigi	nated heritage asset	ts			
Non-Designated Heritage A	ssets	3	Site is adjacent to one	e or more	non-designated her	itage assets			
Archaeological Assets		5	Site is not thought to	contain ar	ny assets of archaeo	logical inter	est		
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area						
Defined Open Space 5 Site does not lie within an area defined as Open Space, a Park or 'Other' Green Space						ace, an exist	ing/proposed Country		
Green Belt & Green Wedge							itan Green Belt or Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield	d and primarily with	in the land o	classification/s: Grade 1,		
Protected Natural Features	i	5	Site is in excess of 100 excess of 500m of any	-					
Flood Risk Constraints		5	Site is wholly within F			iatea prote			
Air Quality Management Ar	reas	5	Site is in excess of 500						
Ground Condition Constrain		5	Ground treatment is r						
Neighbouring Constraints		5	Site has no neighbour		•				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodh	n walking	distance of one or r	nore service	es and the City		
Community Facilities		3	Development would p existing/proposed sch recreation facility	out additio	nal strain on but no				
Comments on Suitability		Outsid	e of DSB.						
Availability Criteria:					Availability R	ating:	Green		
and Ownership		5	Held by developer/wi	lling owne	•				
and Condition		2	Established multiple u	ıses					
egal Constraints		5	Site does not face any	known le	gal issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site cu	rrently in use for other p	purposes.					
Achievability Criteria:			,		Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		-	6 7						

SHELAA Reference:			RAG Rating:	Amber	,	7 Nov 2024			
21SHELAA57						7 NOV 2024			
Site Address:	Roxwe	ell Quar	rv. Roxwell Road. Rox	well, Chelmsford, Essex,	CM1 4LT				
Parish:	Roxwe		,,	Total Score:	78				
Developable Site Area	103.43			Reason for	Gas Pipe	and Buffer (1.708ha)			
(ha):				discounted areas:					
Potential Yield:	0			Typology:	N/A				
Proposed Use:	Comm	nunity Fa	acility	Comments on the size					
				of site:					
Suitability Criteria:				Suitability R	ating:	Amber			
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation				
Impact on Retail Areas		5	Development does no	t result in the loss of establi	shed shops ar	nd services within			
			-	e, South Woodham Ferrers	Town Centre	or any designated			
Durantinate i tra tha Marahada a		N1/A	Neighbourhood Centr	es					
Proximity to the Workplace	<u>}</u>	N/A	Sita is in aveass of 400	Im walking distance from all	convicos				
Public Transport	is dita	5		Im walking distance from all alking distance to either a PF		network			
PROW and Cycling Connect Vehicle Access	ivity	5				HELVYUIK			
Strategic Road Access Designated Heritage Assets		3	Site is adjacent to one	or more designated heritag	e accets				
Non-Designated Heritage Assets 3 Site is adjacent to one or more non-designated heritage									
Archaeological Assets	.33013	5	-	contain any assets of archae		est			
Minerals & Waste Constrain	nts	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires						
Willieruis & Waste Collistian		_	, ,	be undertaken in the form	J				
Defined Open Space		5	Site does not lie within	n an area defined as Open S	pace, an exist	ing/proposed Country			
			Park or 'Other' Green	•					
Green Belt & Green Wedge	!	5		n the Metropolitan Green Be					
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily wit	nin the land (classification/s: Grade 1,			
Protected Natural Features		0		comprises of one or more	protected nat	ural features			
Flood Risk Constraints		2		area is within Flood Zone 3					
Air Quality Management Ar	eas	5		m from a designated AQMA	١				
Ground Condition Constrain		0		expected to be required on t		90% or more) of the site			
Neighbouring Constraints		N/A							
Proximity to Key Services		N/A							
Community Facilities		5	•	ot result in the loss of nor pool/healthcare facility/place					
			recreation facility	ooi/fieattifcare facility/place	e or worship/s	sports, leisure, or			
Comments on Suitability		Outsid		rea of Scheduled Monumen	t. Adjacent to	grade II Listed Buildings.			
,		Adjece	nt to Local Listed Buildir	ng. TPO/2001/042 within the	e site.SPC000	860 Sand & Gravel Pit			
		covers	the whole site.						
Availability Criteria:				Availability	Rating:	Green			
Land Ownership		5		ling owner/public sector					
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known legal issues					
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:				Achievability	v Rating:	Yellow			
Viability		3	Development is margi		,				
Timescale for Deliverability		5	Up to 5 years						
			dence of viability provide						

SHELAA Reference:			RAG Rating:	Ambe	r		7 N - 2024
21SHELAA59						2	7 Nov 2024
Site Address:	Land N	Iorth O	Field End, Sandon H	lall Bridlew	ay, Sandon, Che	lmsford, Es	ssex, CM2 7RL
Parish:	Sando	n		Total Sco	ore:	101	
Developable Site Area	1.27			Reason f	or		
(ha):				discount	ed areas:		
Potential Yield:	28			Typology		4	
Proposed Use:	Reside	ntial		Commer of site:	nts on the size		
Suitability Criteria:				9	Suitability Ra	ting:	Amber
Proximity to Employment A	Areas	5	Site is outside of any	existing/pro	posed employmer	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South Wo		•	
Proximity to the Workplace	9	0	Site is in excess of 2kr	m walking di	stance of an empl	oyment allo	cation
Public Transport		5	Site is within 400m w	alking distar	ce of one or more	e services	
PROW and Cycling Connec	tivity	5	Site is within 100m w	alking distar	ce to either a PRO	OW or cycle	network
Vehicle Access		5	A route exists enablin	ng vehicle ac	cess into/adjacent	to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	S	5	Site does not contain	any designa	ted heritage asset	:S	
Non-Designated Heritage A	Assets	5	Site does not contain	any non-des	ignated heritage	assets	
Archaeological Assets		5	Site is not thought to	-			
Minerals & Waste Constrai	nts	Minerals or Waste Consultation Area					
Defined Open Space		5	Site does not lie withi Park or 'Other' Green		efined as Open Spa	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	9	5	Site does not lie withi				
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,
Protected Natural Features	5	0	Site partially or wholly		of one or more pr	otected nat	ural features
Flood Risk Constraints		5	Site is wholly within F				
Air Quality Management A		5	Site is in excess of 500				
Ground Condition Constrai	nts	5	Ground treatment is r	· ·	•		
Neighbouring Constraints		5	Site has no neighbour				Lul On
Proximity to Key Services		0	Site is in excess of 2kr Centre/South Woodh	am Ferrers	Town Centre		
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		•	nt to DSB. In range of bovery. Woodland TPO/202	•			orth off Sandon Hall
Availability Criteria:					Availability R	ating:	Green
Land Ownership		3	Promoter has an option		•		isting owner
Land Condition		5	Vacant land & buildin	ıgs			
Legal Constraints		5	Site does not face any	y known lega	ıl issues		
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely				
Timescale for Deliverability	,	5	Up to 5 years				
Comments on Achievability			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				

SHELAA Reference:			RAG Rating:	Amber		2	7 Nov 2024			
21SHELAA60										
Site Address:	Land I	North Ar	nd South Of Peverels	Farm, Dom	sey Lane, Little	Waltham,	Chelmsford, Essex			
Parish:	Little '	Walthan	n	Total Sco	re:	86				
Developable Site Area	5.95			Reason f	or					
(ha):				discount	ed areas:					
Potential Yield:	102			Typology		2				
Proposed Use:	Reside	ential			ts on the size					
				of site:						
Suitability Criteria:			Suitability Rating: Amber							
Proximity to Employment A	reas	5	Site is outside of any o							
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South Wo		-				
Proximity to the Workplace		0	Site is in excess of 2kr	m walking dis	stance of an empl	loyment allo	cation			
Public Transport		0	Site is in excess of 400	0m walking d	istance from all s	ervices				
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distan	ce to either a PRO	OW or cycle	network			
Vehicle Access		5	A route exists enablin	ng vehicle acc	ess into/adjacent	t to the site				
Strategic Road Access		N/A								
Designated Heritage Assets		0	Site contains one or n							
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets										
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest							
Minerals & Waste Constrain	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 withi Park or 'Other' Green		fined as Open Sp	ace, an exist	ing/proposed Country				
Green Belt & Green Wedge		5	Site does not lie withi	in the Metro	politan Green Bel	t or Green V	Vedge			
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, 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 Ar		5	Site is in excess of 500m from a designated AQMA							
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required							
Neighbouring Constraints		3	Site has neighbouring		•					
Proximity to Key Services		0	Centre/South Woodh	_	walking distance of one or more services and the City					
Community Facilities		3	Development would pexisting/proposed sch recreation facility	out additiona nool/healthca	Il strain on but no are facility/place	of worship/s	sports, leisure, or			
Comments on Suitability		Within mainly	Urban Area. Grade II lis	sted Building	in site.TPO/2003	/007 around	I the edges of the site,			
Availability Criteria:		mainiy	marac.		vailability R	ating:	Green			
Land Ownership		5	Held by developer/wi			~	3.00.			
Land Condition		5	Vacant land & building		,					
Legal Constraints		5	Site does not face any		lissues					
Planning Permission or Allocation		N/A	1	,						
Comments on Availability										
Achievability Criteria:					chievability	Rating:	Green			
		5	Development is likely							
Viability										
Viability Timescale for Deliverability		5	Up to 5 years							

SHELAA Reference:			RAG Rating:	Aml	per		7 N - 2024		
21SHELAA61						2	7 Nov 2024		
Site Address:	Land N	orth Ea	st Of Lilley Farm, Sch	ool Lan	e, Great Leighs, Ch	elmsford, E	ssex		
Parish:	Great I	_eighs		Total	Score:	104			
Developable Site Area	1.45			Reaso	on for				
(ha):				disco	unted areas:				
Potential Yield:	32			Typol	• •	3			
Proposed Use:	Reside	ntial		Comr of site	nents on the size e:				
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment	Areas	5	Site is outside of any	existing/					
Impact on Retail Areas		5	Development does not Chelmsford City Centre	re, South		-			
Proximity to the Workplac	0	5	Neighbourhood Centr Site is within 2km wal		ance of an employme	ant allocation	n		
Public Transport	C	0	Site is in excess of 400				11		
PROW and Cycling Connec	tivity	5	Site is within 100m w				network		
Vehicle Access	civity	5	A route exists enablin				III CON OIR		
Strategic Road Access		N/A	oute exists cridbilli	o vernere	access into/ adjacent	to the site			
Designated Heritage Asset	c	3	Site is adjacent to one	or more	designated heritage	assets			
Non-Designated Heritage A		5	Site does not contain						
Archaeological Assets	133013	5	Site is not thought to				est		
Minerals & Waste Constra	ints	5	Less than 5ha of a site Minerals or Waste Co	e is within	n a Minerals Safegua				
Defined Open Space		5		n an area		ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	2	5	Site does not lie withi		tropolitan Green Bel	t or Green V	Vedge		
Land Classification		0					classification/s: Grade 1,		
Protected Natural Feature	S	5	Site is in excess of 100						
Flood Risk Constraints		5	excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1						
Air Quality Management A	reas	5	Site is in excess of 500	Om from	a designated AQMA				
Ground Condition Constra		5	Ground treatment is r	not expe	cted to be required				
Neighbouring Constraints		5	Site has no neighbour	ing cons	traints				
Proximity to Key Services		0	Site is in excess of 2kr Centre/South Woodh			nore service	s and the City		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		Outsid	e of DSB. Adjacent to Gr	rade II Lis	sted Buildings.				
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wi	lling owr	er/public sector				
Land Condition		3	Low intensity land use	es					
Legal Constraints		5	Site does not face any	known	egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site cu	rrently in use for other I	purposes					
Achievability Criteria					Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability	/	5	Up to 5 years						
Comments on Achievabilit		-	<u> </u>						

SHELAA Reference: 21SHELAA62			RAG Rating:	Red		2	7 Nov 2024		
Site Address:	Ivy Hil	l Hotel,	Writtle Road, Margar	etting, Ingateston	ne, CM4 0I	EH			
Parish:	Marga	retting		Total Score:		80			
Developable Site Area	3.08			Reason for					
(ha):				discounted area	as:				
Potential Yield:	60			Typology:		3			
Proposed Use:	Reside	ntial		Comments on the	he size				
				of site:					
Suitability Criteria:				Suitab	ility Rat	ing:	Red		
Proximity to Employment A	Areas	5	Site is outside of any e						
Impact on Retail Areas		5	Development does not result in the 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		of an emplo	wment allo	ration		
Public Transport	=	0	Site is in excess of 400			-	Lation		
PROW and Cycling Connect	tivity	0	Site is not connected t				rk		
Vehicle Access	livity	5	A route exists enabling			-			
Strategic Road Access		N/A		,	,,				
Designated Heritage Assets	;	5	Site does not contain a	any designated herit	tage assets				
Non-Designated Heritage A		5	Site does not contain a						
Archaeological Assets		5	Site is not thought to				est		
Minerals & Waste Constrai	nts	5	Less than 5ha of a site						
			Minerals or Waste Cor						
Defined Open Space		5	Site does not lie within Park or 'Other' Green		Open Spac	ce, an existi	ng/proposed Country		
Green Belt & Green Wedge	<u>;</u>	0	The majority of the sit Wedge	e (90% or more) lies	s within the	e Metropoli	tan Green Belt or Green		
Land Classification		0	O Site is predominantly Greenfield and primarily within the land classification/s: Gr 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 A	reas	5	Site is in excess of 500	m from a designate	d AQMA				
Ground Condition Constrai	nts	5	Ground treatment is n	ot expected to be re	equired				
Neighbouring Constraints		0	Site has neighbouring	constraints with no	potential f	or mitigation	on		
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	•		ore services	and the City		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		Outsid	e of DSB. Groups of tree	s or indiviudal trees	on site pro	otected by T	PO/2000/044.		
Availability Criteria:				Availa	bility Ra	ting:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public se	ector				
Land Condition		2	Established multiple u	ses					
Legal Constraints		5	Site does not face any	known legal issues					
Planning Permission or Allocation		N/A							
Comments on Availability		Site cu	rrently in use for other p	urposes.					
Achievability Criteria:				Achiev	ability F	Rating:	Green		
Viability		5	Development is likely						
Timescale for Deliverability	,	5	Up to 5 years						
Comments on Achievability									

Parish: C Developable Site Area (ha): Potential Yield: 4	helmsford .74 7 esidential as 5 5 5	Site is outside of any e Development does no Chelmsford City Centr	t result in the loss of establis	101 15 ating:	7 Nov 2024 Amber					
Parish: C Developable Site Area (ha): Potential Yield: 4 Proposed Use: R Suitability Criteria: Proximity to Employment Area Impact on Retail Areas	helmsford .74 7 esidential as 5 5 5	Site is outside of any e Development does no Chelmsford City Centr	Total Score: Reason for discounted areas: Typology: Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establis	15	* *					
Developable Site Area (ha): Potential Yield: Proposed Use: R Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace	.74 7 esidential as 5 5	Development does no Chelmsford City Centr	Reason for discounted areas: Typology: Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establis	15	* *					
(ha): Potential Yield: 4 Proposed Use: R Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace	7 esidential as 5 5	Development does no Chelmsford City Centr	discounted areas: Typology: Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establis	ating:	* *					
Potential Yield: 4 Proposed Use: R Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace	esidential as 5 5 5	Development does no Chelmsford City Centr	Typology: Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establis	ating:	* *					
Proposed Use: R Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace	esidential as 5 5 5	Development does no Chelmsford City Centr	Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establis	ating:	* *					
Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace	as 5 5 5	Development does no Chelmsford City Centr	of site: Suitability Ra existing/proposed employme at result in the loss of establis		* *					
Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace	5 5	Development does no Chelmsford City Centr	Suitability Ra existing/proposed employment of result in the loss of establis		* *					
Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace	5 5	Development does no Chelmsford City Centr	existing/proposed employme of result in the loss of establis		* *					
Impact on Retail Areas Proximity to the Workplace	5 5	Development does no Chelmsford City Centr	t result in the loss of establis	nt allocation	7					
Proximity to the Workplace	5	Chelmsford City Centr		Site is outside of any existing/proposed employment allocation						
				Development does not result in the loss of established shops and services within						
		I Neighbourhood Centr	e, South Woodham Ferrers T	own Centre	or any designated					
		Neighbourhood Centres Site is within Almountained dictance of an ample yearst allegation								
Public Transport		Site is within 2km walking distance of an employment allocation Site is within 400m walking distance of one or more services								
	5		= = = = = = = = = = = = = = = = = = = =							
PROW and Cycling Connectivit			alking distance to either a PR		network					
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	it to the site						
Strategic Road Access	N/A	Cita is adiasant to an								
Designated Heritage Assets	3	-	e or more designated heritage							
Non-Designated Heritage Asse			any non-designated heritage		oct					
Archaeological Assets Minerals & Waste Constraints	5		contain any assets of archaed is within a Minerals Safegua							
winerals & waste Constraints	5	Minerals or Waste Co	=	iruing Area. S	ite is not within a					
Defined Open Space	3		in an area defined as Open Sp	oace, an exist	ing/proposed Country					
- Стина Сремория		Park or 'Other' Green			,					
Green Belt & Green Wedge	3	Site partially lies withi	in the Metropolitan Green Be	elt or Green V	Vedge					
Land Classification	5	Site is predominantly	Previously Developed Land							
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features					
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3								
Air Quality Management Areas	s 5	Site is in excess of 500m from a designated AQMA								
Ground Condition Constraints		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 wa Woodham Ferrers Tov	alking distance of all services wn Centre	and/or the C	ity Centre/South					
Community Facilities	3	•	out additional strain on but no ool/healthcare facility/place							
Comments on Suitability	Green	n Urban Area. In range of	bus stops. Adjacent Grade II PO/1995/021, TPO/2004/05							
Availability Criteria:	Within	i the site.	Availability F	Rating:	Green					
Land Ownership	5	Held by developer/wil	lling owner/public sector	. 0						
Land Condition	3	Low intensity land use	•							
Legal Constraints	5	Site does not face any								
Planning Permission or	N/A									
Allocation	,									
Comments on Availability	Site cu	urrently in use for other p	ourposes.							
Achievability Criteria:			Achievability	Rating:	Green					
Viability	5	Development is likely	•		1					
Timescale for Deliverability	5	Up to 5 years								
Comments on Achievability		<u> </u>								

SHELAA Reference:			RAG Rating:	Gree	en	_	7 Nov. 2024		
21SHELAA64							7 Nov 2024		
Site Address:	Land F	ast Of 1	118 To 124 Plantation	Road F	oreham Chelmsf	ord Essex			
Parish:	Boreh		110 10 12 11 1011011011	Total		109			
Developable Site Area	0.76	<u> </u>		Reaso		103			
(ha):	0.70				inted areas:				
Potential Yield:	15			Typole	ogy:	5			
Proposed Use:	Reside	ential		,,	nents on the size				
				of site	:				
Suitability Criteria:					Suitability Ra	ting:	Green		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation	•		
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Proximity to the Workplace	;	5	Site is within 2km wall	king dista	ance of an employm	ent allocation	n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets		3	Site is adjacent to one						
Non-Designated Heritage A	ssets	5	Site does not contain a	-					
Archaeological Assets		5	Site is not thought to		•				
Minerals & Waste Constrain	nts	0	Consultation Area who allocated activity wou	ere safeg Id not ha	uarded infrastructui ve ceased prior to th	re is permane ne intended o			
Defined Open Space		5	Site does not lie within Park or 'Other' Green	Space					
Green Belt & Green Wedge	!	5	Site does not lie within						
Land Classification							lassification/s: Grade 1,		
Protected Natural Features		3	designated protected designated protected	natural f natural f	eature or within 500 eature		within 100m of a locally rnational/national		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is n	ot expec	ted to be required				
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	vn Centr	е				
Community Facilities		5	Development would n existing/proposed sch recreation facility						
Comments on Suitability			nt to DSB. In range of buvation area and Grade II						
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own	er/public sector		•		
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known I	egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:					Achievability	Rating	Green		
•		5	Development is likely	viahle	Acilievability	Naung.	Jiccii		
Viability Timescale for Deliverability		5	Up to 5 years	vianic					
Comments on Achievability		J	Op to 5 years						
comments on Acmevability									

SHELAA Reference:			RAG Rating:	Amber	2	7 Nov 2024		
21SHELAA65								
Site Address:	Land E	ast Of E	Braintree Road, Little	Waltham, Chelmsford				
Parish:	Little \	Nalthar	n	Total Score:	105			
Developable Site Area	68.7			Reason for				
(ha):				discounted areas:				
Potential Yield:	1077			Typology:	26			
Proposed Use:	Mixed	Use		Comments on the size		e is potentially suitable		
				of site:	for all em	ployment use		
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment A	Areas	5		existing/proposed employme				
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within					
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
Dravimity to the Westerland		-	Neighbourhood Centres Site is within 2km walking distance of an employment allocation					
Proximity to the Workplace Public Transport	;	5				11		
	·ivitv	5	Site is within 400m walking distance of one or more services Site is within 100m walking distance to either a PROW or cycle network					
PROW and Cycling Connect Vehicle Access	ivity	5		g vehicle access into/adjacer		Hetwork		
Strategic Road Access		5		access to or is adjacent to the strategic road network				
Designated Heritage Assets	<u> </u>	3		or more designated heritag		WOTK		
Non-Designated Heritage A		3	•	or more non-designated he				
Archaeological Assets	.550 (5	5	-	contain any assets of archae				
Minerals & Waste Constrai	nts	2	_	Illy within an identified Mine				
Willieruis & Wuste Constitut		_		be undertaken in the form	-	•		
Defined Open Space		5	Site does not lie within	n an area defined as Open S _l	pace, an exist	ting/proposed Country		
			Park or 'Other' Green	<u>'</u>				
Green Belt & Green Wedge	:	5		n the Metropolitan Green Be				
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily wit	hin the land (classification/s: Grade 1,		
Protected Natural Features		5		om of any locally designated	protected na	tural features and in		
Trotected Natural Teatures	,	3	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		0		constraints with no potentia				
Proximity to Key Services		0		n walking distance of one or	more service	es and the City		
0 11 5 1111		_		am Ferrers Town Centre		h - l		
Community Facilities		3	·	out additional strain on but n ool/healthcare facility/place				
			recreation facility	ooi, ileatericare racine, prace	. or worsinp, s	500113, 10134110, 01		
Comments on Suitability		Outsid	•	stops. Adjacent to Grade II	Listed Buildir	ng. Adjacent to Protected		
		Lane.						
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		5		ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A						
Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Yellow		
Viability		5	Development is likely		_			
Timescale for Deliverability		4	Over 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Amb	er	2	7 Nov 2024		
21SHELAA66									
Site Address:	Field A	t Grid F	Reference 571030 215	5770 <i>,</i> Hy	de Hall Lane, Grea	at Waltham	, Chelmsford, Essex		
Parish:	Great	Waltha	m	Total 9	Score:	93			
Developable Site Area	170.27	73		Reaso	n for	Electricity	substation (0.007ha),		
(ha):				discou	nted areas:	Sewage P (0.03ha)	umping Station		
Potential Yield:	2384			Typolo	ogy:	23+31+37			
Proposed Use:	Mixed	Use		Comm of site	ents on the size :		e is potentially suitable ployment use		
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	Areas	0	Site is wholly/partially	located	<u>-</u>		loyment allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		-			
Proximity to the Workplace	j	5	Site is within 2km wal	king dista	nce of an employm	ent allocatior	า		
Public Transport		5	Site is within 400m wa	alking dist	ance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dist	ance to either a PR	OW or cycle i	network		
Vehicle Access		5	A route exists enablin	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		5	Site has direct access	to or is ac	ljacent to the strate	gic road netv	vork		
Designated Heritage Assets	;	3	Site is adjacent to one	or more	designated heritage	e assets			
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more	non-designated her	ritage assets			
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological intere	est		
Minerals & Waste Constrai	nts	2	Site is wholly or partial further assessment to	•		-	ding Area and requires Resource Assessment		
Defined Open Space		5	Site does not lie withi Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	!	5	Site does not lie withi	n the Met	ropolitan Green Be	lt or Green W	/edge		
Land Classification	0	Grade 2 or Grade 3		. ,		lassification/s: Grade 1,			
Protected Natural Features	;	0	Site partially or wholly comprises of one or more protected natural features						
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		0		ite has neighbouring constraints with no potential for mitigation					
Proximity to Key Services		0	Site is in excess of 2kr Centre/South Woodh	am Ferrei	s Town Centre		<i>,</i>		
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/healt	hcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		-	nt to DSB. In range of bu h and adjacent to site. T	•	•		ngs. Protected Lanes run ood Ancient Woodland		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling own	•				
Land Condition		2	Established multiple u	ises					
Legal Constraints		5	Site does not face any	known le	egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site cu	rrently in use for other p	ourposes.					
Achievability Criteria:					Achievability	Rating	Green		
Viability		5	Development is likely	viable	Acinevability	Matilig.	GICCII		
Timescale for Deliverability	,	5	Up to 5 years	TIUDIC					
		J	op to 5 years						
Comments on Achievability									

SHELAA Reference:	SHELAA Reference:				per			
21SHELAA67			RAG Rating:			2	7 Nov 2024	
Site Address:	Land	South W	est Of 52 Maldon Roa	d Dan	hury Chelmsford			
Parish:	Danbu		est of 52 Maraon Not		Score:	101		
Developable Site Area	0.66	,			on for			
(ha):					unted areas:			
Potential Yield:	13			Typol	ogy:	5		
Proposed Use:	Reside	ential		Comr	nents on the size			
				of site	e:			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within					
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
Duningto to the Mentine		_	Neighbourhood Centres Site is within 2km walking distance of an employment allocation					
Proximity to the Workplace	?	5	Site is within 400m wa				1	
Public Transport	is sites s	5	Site is not connected t				ark	
PROW and Cycling Connect Vehicle Access	ivity	5	A route exists enabling				JI K	
Strategic Road Access		N/A	A Toute exists enability	s vernicie	access into/adjacen	t to the site		
Designated Heritage Assets	<u> </u>	0	Site contains one or m	ore des	ignated heritage asse	ots.		
Non-Designated Heritage A		3	Site is adjacent to one					
Archaeological Assets	33013	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site		*			
Willieruis & Waste Constituti			Minerals or Waste Cor		•			
Defined Open Space		5	Site does not lie within	n an area	a defined as Open Sp	ace, an existi	ing/proposed Country	
			Park or 'Other' Green	•				
Green Belt & Green Wedge	!	5	Site does not lie within					
Land Classification	Land Classification 3				eld and primarily with e 5, non-agricultural	-		
Protected Natural Features	Protected Natural Features 0				ses of one or more p			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		5	Ground treatment is not expected to be required					
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on	
Proximity to Key Services		5	Site is within 800m wa	lking di	stance of all services	and/or the C	ity Centre/South	
			Woodham Ferrers Tov					
Community Facilities		5	Development would n existing/proposed sch					
			recreation facility	ooiyiica	itilicare raciiity/piace	or worship/s	ports, leisure, or	
Comments on Suitability		Adjace	nt to DSB. In range of bu	ıs stops.	Within Conservation	Area. Adjac	ent to Protected Lane.	
		TPO/20	002/064 within the site.					
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil		ner/public sector			
Land Condition		5	Vacant land & building	•				
Legal Constraints		5	Site does not face any	known	legal issues	-		
Planning Permission or		N/A						
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	'							

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 Electricity line (0.147ha), Gas Developable Site Area (ha): 45.619 Reason for Electricity line (0.147ha), Gas Developable Site Area (ha): 45.619 Reason for Electricity line (0.147ha), Gas Developable Site Area (ha): 45.619 Reason for Electricity line (0.147ha), Gas Developable Site Area (ha): 45.619 Site Site Site Site Site Site Site Site	SHELAA Reference: 21SHELAA68			RAG Rating:	Yello	ow	2	7 Nov 2024		
Parish: Sandon Total Score: 83	Site Address:	Land N	North O	f St Swithins Cottages	s. Howe	Green. Chelmsford	d. Essex			
Developable Site Area 45.619 Reason for discounted areas: pipeline and buffer (0.824ha) Proposed Use: Employment Comments on the size of site: proposed Use: Employment Comments on the size of site is potentially suitable of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Yellow				ot officers of trages						
Potential Yield: 0							Electricity	line (0.147ha). Gas		
Potential Yield: Proposed Use: Employment Comments on the size of site is got site is potentially suitable of site: Size of site is got site is potentially suitable of site: Froximity to Employment Areas N/A Proximity to Employment Areas N/A Proximity to the Workplace N/A Non-Designated Heritage Assets Site is site is within 100m walking distance of one or more services Strategic Road Access Designated Heritage Assets Site is site is adjacent to one or more designated to the strategic road network Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site is adjacent to one or more designated Heritage assets Non-Designated Heritage Assets Site is adjacent to one or more designated Heritage assets Non-Designated Heritage Assets Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and/or Waste Consultation Area and Some or the intended delivery of deve Defined Area w					discou	unted areas:				
Suitability Criteria: Suitability Criteria: Suitability Rating: Vellow	Potential Yield:	0								
Suitability Criteria: Suitability Rating: Yellow	Proposed Use:	Emplo	yment		Comn	nents on the size	Size of site	e is potentially suitable		
Proximity to Employment Areas N/A					of site	: :	for all em	ployment use		
Proximity to Employment Areas N/A	Suitability Criteria:					Suitability Ra	ting:	Yellow		
Impact on Retail Areas N/A Proximity to the Workplace N/A Proximity to the Workplace N/A	•	reas	N/A			,		<u> </u>		
Proximity to the Workplace Public Transport Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Vehicle Access Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Site and Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Site and Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Site does not contain any sacretic access into/adjacent to the site Strategic Road Access Site is adjacent to one or more designated heritage assets Archaeological Assets Site is adjacent to one or more designated heritage assets Archaeological Assets Site is not thought to contain any sasets of archaeological interest Minerals & Waste Constraints O 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 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Site jacentially 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 Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A 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 Sopcoodes23. Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteria: Achievability Criteria: Achievability Crit			_							
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Sample of A route exists enabling weblice access into/adjacent to the site Strategic Road Access Site has direct access to or is adjacent to the strategic road network Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 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 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space' Green Belt & Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Osite is 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 Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Comments on Suitability Outside of DSB. In range of bus stops. Accesses via Southen Road and Sandon Hall Bridleway. Adjacent to Grade I Listed Buildings. Sandon PRI (LoWS) within part of the site. Priority 2 Contaminated Lane immediately to the north of the site SOPC000823. Availability Criteria: Availability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: A	•	•								
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Vehicle Access 5	<u>'</u>	ivity	5	Site is within 100m w	alking dis	tance to either a PRO	OW or cycle i	network		
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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: Land Ownership Land Condition 5	Community Facilities			existing/proposed sch recreation facility	nool/heal	thcare facility/place	of worship/s	ports, leisure, or		
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Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						egal issues				
Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				1		<u> </u>				
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•		,.							
Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years										
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						Achievability	Rating:	Green		
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely	viable			1 3.00		
	-									
	Comments on Achievability									

SHELAA Reference:			RAG Rating:	Amber	2	7 Nov 2024			
21SHELAA70						.7 NOV 2024			
Site Address:	Land E	ast Of E	Banters Lane, Banters	Lane, Great Leighs, Cheln	nsford				
Parish:	Great		,	Total Score:	94				
Developable Site Area	11.38			Reason for					
(ha):				discounted areas:					
Potential Yield:	195			Typology:	2				
Proposed Use:	Reside	ential		Comments on the size					
				of site:					
Suitability Criteria:				Suitability Ra	ating:	Amber			
Proximity to Employment A	Areas	5	Site is outside of any	existing/proposed employme	nt allocation				
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Proximity to the Workplace	9	5	Site is within 2km walking distance of an employment allocation						
Public Transport		0	Site is in excess of 400	m walking distance from all	services				
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network			
Vehicle Access		5	A route exists enablin	g vehicle access into/adjacen	t to the site				
Strategic Road Access		N/A							
Designated Heritage Assets	5	5	Site does not contain	any designated heritage asse	ets				
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets				
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est			
Minerals & Waste Constrai	nts	2		lly within an identified Mine be undertaken in the form o	_	•			
Defined Open Space		5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	;	5	Site does not lie withi	n the Metropolitan Green Be	It or Green V	Vedge			
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with					
Protected Natural Features	5	0		comprises of one or more p	rotected nat	ural features			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	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	Centre/South Woodh	n walking distance of one or am Ferrers Town Centre					
Community Facilities		3		out additional strain on but no ool/healthcare facility/place					
Comments on Suitability		Wood	(LoWS) and TPO/2005/0	ess from Banters Lane and tr 138 lies inside site boundary. nt to the sitechl376, chl377, o	Bushy / Brea				
Availability Criteria:		30111111	and a social a dispeter	Availability F		Green			
Land Ownership		3	Promoter has an ontic	on to purchase site or collabo					
Land Condition		5	Vacant land & building	<u> </u>					
Legal Constraints		5	Site does not face any	•					
Planning Permission or Allocation		N/A	1 - 12 2 2 2 2 1 1 0 C 1 0 0 0 0 1 1 y	0					
Comments on Availability									
Achievability Criteria:				Achievability	Rating	Green			
		Е	Development is likely		naung:	Green			
Viability		5		viaNIC					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference: 21SHELAA71				Amber	2	7 Nov 2024			
Site Address:	Stroot	Record	Can Bridge Way, Che	Imeford Feegy	<u> </u>				
Parish:	Chelm		Can bridge way, che	Total Score:	89				
Developable Site Area	3.29	sioiu		Reason for		umping Station (0.1ha)			
(ha):	3.29			discounted areas:	Jewage F	uniping Station (0.111a)			
Potential Yield:	295			Typology:	11				
Proposed Use:	Reside	ntial		Comments on the size	11				
Troposed ose.	Reside	iiiiai		of site:					
Suitability Criteria:				Suitability Ra	ating:	Amber			
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme					
Impact on Retail Areas	ii cus	0							
impact of Netali Areas		O	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	9	5	Site is within 2km wal	king distance of an employm	ent allocation	n			
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or 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	3	Site is adjacent to one	or more designated heritag	e assets				
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets						
Archaeological Assets		5	Site is not thought to	contain any assets of archae	ological inter	est			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua	ording Area. S	ite is not within a			
Defined Open Space		5		n an area defined as Open Sp	oace, an exist	ing/proposed Country			
Green Belt & Green Wedge	1	3		n the Metropolitan Green Be	elt or Green V	Vedge			
Land Classification		5		Previously Developed Land					
Protected Natural Features 0				comprises of one or more p	rotected nat	ural features			
Flood Risk Constraints		0	Over 50% of the site area is within Flood Zone 3						
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		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 wa	is within 800m walking distance of all services and/or the City Centre/South odham Ferrers Town Centre					
Community Facilities		3	Development would p	out additional strain on but n ool/healthcare facility/place					
Comments on Suitability		and Ca	Urban Area. In range of n Bridge Way. Adjacent	bus stops. Vehicular access to Scheduled monument. Ac gs.Part of site lies within the	ljacent to two	_			
Availability Criteria:		ridajee	The Grade in its ear Sanain	Availability I		Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector	. 0				
Land Condition		2	Established multiple u						
Legal Constraints		5	Site does not face any						
Planning Permission or			·	hin the Local Plan formin	g part of CW	V1b			
Allocation Comments on Availability		Site cu	rrently in use for other p	ourposes.					
Achievability Criteria:		J	, 250 101 01101	Achievability	/ Rating:	Amber			
Viability		0	Development is likely						
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		J	1 25 10 2 10012						
Comments on Achievability									

SHELAA Reference:			RAG Rating:	Amber	2	7 Nov 2024			
21SHELAA72									
Site Address:	Agricu	ıltural B	arn, School Lane, Gre	at Leighs, Chelmsford, Ess	sex				
Parish:	Great	Leighs		Total Score:	86				
Developable Site Area	41			Reason for	Electricity	substation (0.01ha),			
(ha):				discounted areas:	Sewage P (0.05ha)	umping Station			
Potential Yield:	502			Typology:	27				
Proposed Use:	Reside	ential		Comments on the size of site:					
Suitability Criteria:				Suitability Ra	ating:	Amber			
Proximity to Employment	Areas	5	Site is outside of any o	existing/proposed employme					
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Proximity to the Workplac	e	5	Site is within 2km wal	king distance of an employm	ent allocatio	n			
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connec	tivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network			
Vehicle Access		5	A route exists enablin	g vehicle access into/adjacer	nt to the site				
Strategic Road Access		N/A							
Designated Heritage Asset	:S	0	Site contains one or more designated heritage assets						
Non-Designated Heritage	Assets	3	Site is adjacent to one	or more non-designated he	ritage assets				
Archaeological Assets		5		contain any assets of archae					
Minerals & Waste Constra	ints	2		ally within an identified Mine be undertaken in the form o	-	•			
Defined Open Space		3	Park or 'Other' Green						
Green Belt & Green Wedg	e	5		n the Metropolitan Green Be					
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with					
Protected Natural Feature	S	0		comprises of one or more p	rotected nat	ural features			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constra	ints	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		II Liste	Dutside of DSB. In range of bus stops. Vehicular access from Rectory Lane and School Lane. Grade I 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 F		Yellow			
Land Ownership		5	Held by developer/wi	lling owner/public sector					
Land Condition		2	Established multiple u						
Legal Constraints		3	Site may possibly face						
Planning Permission or Allocation		N/A	1	•					
Comments on Availability		Some	unknowns over access a	nd ownership. Site currently	in use for oth	ner purposes.			
Achievability Criteria		<u> </u>		Achievability		Green			
	•	5	Development is likely		natilig.	Jieen			
Viability Timescale for Deliverability	V	5	Up to 5 years	viusic					
Timescale for Deliverabilit		3	op to 5 years						
Comments on Achievabilit	у	İ							

Parish: Developable Site Area (ha): Potential Yield:	Chelms Galleyv 29.87 366 Resider	sford wood	ecommunications Ma	Total Reaso discor	Score: on for unted areas: ogy: nents on the size		7 Nov 2024 Galleywood,		
Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas	Chelms Galleyv 29.87 366 Resider	sford wood ntial		Total Reaso discor Typol Comm	Score: on for unted areas: ogy: nents on the size	104	Galleywood,		
Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas	Chelms Galleyv 29.87 366 Resider	sford wood ntial		Total Reaso discor Typol Comm	Score: on for unted areas: ogy: nents on the size	104			
Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas	29.87 366 Reside	ntial 5		Reaso discou Typol Comm	on for unted areas: ogy: nents on the size				
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas	366 Resider	5		discor Typol Comn	unted areas: ogy: nents on the size	27			
Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas	Reside	5		Typol	ogy: nents on the size	27			
Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas	Reside	5		Comn	nents on the size	27			
Suitability Criteria: Proximity to Employment Are Impact on Retail Areas		5							
Proximity to Employment Are Impact on Retail Areas	eas			Suitability Rating: Red					
Impact on Retail Areas	eas				Suitability Ra	ting:	Red		
•		5	Site is outside of any e	existing/p	proposed employme	nt allocation			
Proximity to the Workplace					n the loss of establis Woodham Ferrers T	-			
Troduinty to the Workplace		5	Site is within 2km wal	king dist	ance of an employme	ent allocation	า		
Public Transport		5	Site is within 400m wa	alking dis	tance of one or more	e services			
PROW and Cycling Connectiv	rity	5	Site is within 100m wa	alking dis	tance to either a PRO	OW or cycle r	network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t 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 Ass	sets	5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to		•				
Minerals & Waste Constraint	:S	5	Less than 5ha of a site Minerals or Waste Co			rding Area. S	ite is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an existi	ing/proposed Country		
Green Belt & Green Wedge		0	The majority of the sit Wedge	te (90% c	or more) lies within th	ne Metropoli	tan Green Belt or Green		
Land Classification 3			Site is predominantly classification/s: Grade						
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	Om of any	/ locally designated p	rotected nat	tural features and in		
Flood Risk Constraints		5	Site is wholly within Fl			р			
Air Quality Management Area	as	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constraint		5	Ground treatment is r	not expe	ted to be required				
Neighbouring Constraints		3	Site has neighbouring	constrai	nts with potential fo	r mitigation			
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		•	nt to DSB. In range of bu Building.	us stops.	Vehicular access from	m Beehive La	ne. Adjacent to Grade II		
Availability Criteria:					Availability R	ating:	Yellow		
Land Ownership		3	Promoter has an option	on to pur	chase site or collabo	rate with exi	sting owner		
Land Condition		2	Established multiple u	ıses		-			
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability		Site cu	rrently in use for other p	purposes					
Achievability Criteria:					Achievability	Rating	Yellow		
Viability		5	Development is likely	viahle	Acinevability	munig.	1.010		
Timescale for Deliverability		4	Over 5 years	·IUNIC					
Comments on Achievability			3.0. 3 years						

SHELAA Reference: 21SHELAA76			RAG Rating:	Yellow	2	7 Nov 2024			
Site Address:	Land I	North Ar	nd West Of Kingsgate	, Bicknacre Road, Danbur	y, Chelmsfo	rd			
Parish:	Danbu			Total Score:	102				
Developable Site Area	5.89	-		Reason for					
(ha):				discounted areas:					
Potential Yield:	101			Typology:	2				
Proposed Use:	Reside	ential		Comments on the size					
				of site:					
Suitability Criteria:				Suitability R	ating:	Green			
Proximity to Employment A	Areas	5		existing/proposed employme					
Impact on Retail Areas		5	•	t result in the loss of establi	•				
			-	e, South Woodham Ferrers	Town Centre	or any designated			
Proximity to the Workplace		0	Neighbourhood Centr	es n walking distance of an em	nlovment allo	cation			
Public Transport	<u> </u>	5		alking distance of one or mo	<u> </u>	cation			
PROW and Cycling Connect	ivity	5		alking distance to either a PF		network			
Vehicle Access	ivicy	5		g vehicle access into/adjace	-				
Strategic Road Access		N/A		6					
Designated Heritage Assets		5	Site does not contain	any designated heritage asso	ets				
Non-Designated Heritage A		5		any non-designated heritage					
Archaeological Assets		5	Site is not thought to	contain any assets of archae	ological inter	est			
Minerals & Waste Constrai	nts	5	Less than 5ha of a site	is within a Minerals Safegua	arding Area. S	ite is not within a			
		nsultation Area							
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country			
Green Belt & Green Wedge)	5	Site does not lie within	n the Metropolitan Green Be	elt or Green V	Vedge			
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,			
Protected Natural Features	;	0	Site partially or wholly comprises of one or more protected natural features						
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	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 wa Woodham Ferrers Tov	alking distance of all services	and/or the C	ity Centre/South			
Community Facilities		3		out additional strain on but r	ot result in th	ne loss of on an			
				ool/healthcare facility/place					
			recreation facility						
Comments on Suitability		_	•	us stops. Within 15m of tree tain veteran trees.SOPC0007		outh covered by			
Availability Criteria:		11 0/20	JIT, UZJ WIIICH IIIAY CUIT	Availability		Yellow			
Land Ownership		3	Promoter has an ontic	on to purchase site or collab					
Land Ownership Land Condition		3	Low intensity land use	<u> </u>	orace With CXI	Suit Owner			
Legal Constraints		5	Site does not face any						
Planning Permission or		N/A							
Allocation		'''/ ^							
Comments on Availability		Site cu	rrently in use for other p	ourposes.					
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely			1			
Timescale for Deliverability	,	5	Up to 5 years						
Comments on Achievability			<u>. </u>						

SHELAA Reference:			RAG Rating:	Amber	2	27 Nov 2024		
21SHELAA77					•	L7 110V 2024		
Site Address:	Falcon	Bowlin	g And Social Club, Ch	annels Drive, Broomfield,	Chelmsfor	d, CM3 3FB		
Parish:	Broom	nfield		Total Score:	98			
Developable Site Area	2.778			Reason for	Electricit	y substation (0.002ha)		
(ha):				discounted areas:				
Potential Yield:	54			Typology:	3			
Proposed Use:	Reside	ential		Comments on the size				
				of site:		1		
Suitability Criteria:				Suitability Ra		Amber		
Proximity to Employment A	Areas	5		existing/proposed employme				
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace	9	5		king distance of an employm	ent allocatio	on		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	tivity	0	Site is not connected t	to either an existing PROW o	r cycle netw	ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inte	rest		
Minerals & Waste Constrai	Minerals or Waste Consultation Area							
Defined Open Space		3 Site partially lies within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space						
Green Belt & Green Wedge	;	5		n the Metropolitan Green Be				
Land Classification		O Site is predominantly Greenfield and primarily within the land classif Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features	3	3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	3	Ground treatment is e	expected to be required on pa	art of the sit	:e		
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		3	Woodham Ferrers Tov					
Community Facilities		0		esult in the loss of an existing ip/sports, leisure, or recreat				
Comments on Suitability		protect	•	bus stops. Outdoor Sport (P 09, SOPC000010, prchl12, SO				
Availability Criteria:				Availability F	Rating:	Yellow		
Land Ownership		3	Promoter has an optic	on to purchase site or collabo				
and Condition		3	Low intensity land use					
egal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A	`					
Comments on Availability		Site cur	rently in use for other p	ourposes.				
		I	·	Achievability	Rating	Green		
Achievability Criteria:		Е	Development is likely		naung:	Green		
Viability Timescale for Deliverability	,	5	Up to 5 years	VIGNIC				
rimescale for Deliverability)	op to 3 years					

SHELAA Reference: 21SHELAA78			RAG Rating:	Gree	en	27 Nov 2024		
Site Address:	Land N	lorth Of	Orchard Way, Chelm	sford				
Parish:	Chelms		,,		Score:	112		
Developable Site Area	1.19			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	27			Typol	ogy:	4		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	: :			
Suitability Criteria:					Suitability Ra	ting:	Green	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centre					
Proximity to the Workplace	!	5	Site is within 2km wall				1	
Public Transport		5	Site is within 400m wa				a atricarle	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				ietwork	
Vehicle Access		5	A route exists enabling	s venicie	access into/adjacen	t to the site		
Strategic Road Access		N/A 5	Site does not contain a	any doci	mated heritage asset	tc		
Designated Heritage Assets		5			-			
Non-Designated Heritage A	5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest						
Archaeological Assets Minerals & Waste Constrain	ntc	5	Less than 5ha of a site		•			
Waste Constrain	11.5	5	Minerals or Waste Co			iuliig Alea. 3	ite is not within a	
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area		ace, an existi	ing/proposed Country		
Green Belt & Green Wedge	!	5	Site does not lie within	the Me	tropolitan Green Bel	t or Green W	/edge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	compris	ses of one or more p	rotected nati	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is n	ot exped	ted to be required			
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	vn Centr	e			
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Outside	e of DSB. In range of bus	stops. T	PO/1992/027 within	15m of the	boundary.	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector		•	
Land Condition		4	Established single use					
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	urposes				
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	,		1	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: 21SHELAA79			RAG Rating:	Amk	er	2	7 Nov 2024		
Site Address:	Land S	outh Of	Channels Drive Rour	ndabout	, Channels Drive, I	Broomfield,	Chelmsford		
Parish:	Broom				Score:	79			
Developable Site Area	39.414	1		Reasc	n for	Gas pipeli	ne and buffer		
(ha):				disco	unted areas:	(0.286ha)			
Potential Yield:	0			Typol	ogy:	32+33+36	j		
Proposed Use:	Emplo	yment		Comn	nents on the size	Size of site	e is potentially suitable		
				of site	2:	for all em	ployment use		
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	Areas	N/A							
Impact on Retail Areas		N/A							
Proximity to the Workplace	9	N/A							
Public Transport		5	Site is within 400m w	alking dis	tance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m w			-			
Vehicle Access		3				revent the in	plementation of a route		
Stratogic Boad Assess		Е	to enable vehicle access			gic road not	work		
Strategic Road Access		5 3	Site is adjacent to one				WOLK		
Designated Heritage Assets		5	Site does not contain						
Non-Designated Heritage A Archaeological Assets	155612	5					act		
Minerals & Waste Constrain	ntc	2	Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires						
further assessment to be undertaken in the form of a Minerals Reso									
Defined Open Space		3	Site partially lies within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space						
Green Belt & Green Wedge)	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge							
Land Classification		0	Grade 2 or Grade 3				lassification/s: Grade 1,		
Protected Natural Features	;	0	Site partially or wholl			rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within F						
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	3	Ground treatment is e	expected	to be required on pa	art of the site	2		
Neighbouring Constraints		N/A							
Proximity to Key Services		N/A							
Community Facilities		5	Development would r existing/proposed sch recreation facility	nool/heal	thcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability			e of DSB. In range of bu g. Natural Green Space				djacent to Grade II Listed		
			and TPO/2006/017 to the		•				
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling own	•		l .		
Land Condition		5	Vacant land & buildin						
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or Allocation		N/A	•						
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	. ioinic valonity				
Timescale for Deliverability	,	5	Up to 5 years						
cocare for Deliverability	,		· · · · · · · · · · · · · · · · · · ·						

SHELAA Reference:			RAG Rating:	Red	2	7 Nov 2024			
21SHELAA80									
Site Address:				Regiment Way, Little Wa		lmsford, Essex			
Parish:		Walthar	n	Total Score:	83				
Developable Site Area	3.18			Reason for					
(ha):				discounted areas:					
Potential Yield:	0			Typology:	N/A				
Proposed Use:	Comm	unity Fa	acility	Comments on the size					
	<u> </u>			of site:		<u> </u>			
Suitability Criteria:			T	Suitability Ra		Red			
Proximity to Employment A	Areas	5	·	existing/proposed employme					
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	-				
Proximity to the Workplace	è	N/A							
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network			
Vehicle Access		3		nere are no visible constraints that would likely prevent the implementation of a enable vehicle access into/adjacent to the site					
Strategic Road Access		N/A							
Designated Heritage Assets									
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets						
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrai	nts	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area							
Defined Open Space	O The majority of the site (90% or more) lies within an area defined as Open Space existing/proposed Country Park or 'Other' Green Space								
Green Belt & Green Wedge	2	The majority of the site (90% or more) lies within the Metropolitan Green Bel Wedge							
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with					
Protected Natural Features	5	5	excess of 500m of any	n of any locally designated printernational/national desig					
Flood Risk Constraints		5	Site is wholly within Fl						
Air Quality Management A		5		m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is n	ot expected to be required					
Neighbouring Constraints		N/A							
Proximity to Key Services		N/A	Barrelina i 11	and the death of the state of t		ala a a l Mara a lu l			
Community Facilities		0	facility/place of worsh	esult in the loss of an existing ip/sports, leisure, or recreati	on facility				
Comments on Suitability			e of DSB. In range of P&l Outdoor Sports (Private)	R and bus stops. Vehicular ac	cess would h	nave to be created from			
Availability Criteria:				Availability R	lating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector					
Land Condition		4	Established single use						
Legal Constraints		3	Site may possibly face	legal issues					
Planning Permission or		N/A							
Allocation									
Comments on Availability		Potent purpos		rounding existing golf uses. S	ite currently	in use for other			
Achievability Criteria:				Achievability	Rating:	Yellow			
Viability		3	Development is margi						
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		No evi	dence of viability provide	ed					

SHELAA Reference:			RAG Rating:	Yello	ow	2	27 Nov 2024	
21SHELAA81						-	., 1101 202-	
Site Address:	Field S	South O	f Little Waltham Lodg	e, Main	Road, Little Walth	iam, Chelm	isford, Essex	
Parish:	Little	Walthar	n	Total	Score:	100		
Developable Site Area	6.96			Reasc	on for			
(ha):				disco	unted areas:			
Potential Yield:	119			Typol	ogy:	2		
Proposed Use:	Reside	ential - (Older persons	Comn	nents on the size			
				of site	2:			
Suitability Criteria:					Suitability Ra	iting:	Yellow	
Proximity to Employment A	Areas	5	Site is outside of any e	existing/p	proposed employme	nt allocation	1	
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		-			
Proximity to the Workplace	9	0	Site is in excess of 2kn	n walking	g distance of an emp	loyment allo	ocation	
Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services		
PROW and Cycling Connect	tivity	5	Site is within 100m wa					
Vehicle Access		3	There are no visible co to enable vehicle acce			revent the in	mplementation of a route	
Strategic Road Access		N/A						
Designated Heritage Assets	5	3	Site is adjacent to one					
Non-Designated Heritage A	ssets	5	Site does not contain	-				
Archaeological Assets		5						
Minerals & Waste Constrai	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ting/proposed Country	
Green Belt & Green Wedge	•	5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge	
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,	
Protected Natural Features	5	0	Site partially or wholly			rotected nat	tural features	
Flood Risk Constraints		5	Site is wholly within Fl	lood Zon	e 1			
Air Quality Management A	reas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrai	nts	5	Ground treatment is r		·			
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	wn Centr	·e			
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability							g. Many trees protected by '040 and many individual	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		3	Promoter has an optic	on to pur	<u> </u>			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A	<u>'</u>					
Comments on Availability								
		<u> </u>			A alai acca la il i	Dadi	Cusan	
Achievability Criteria:		T -	Davidson vit to 19. 1	. dalat.	Achievability	kating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	/							

SHELAA Reference:			RAG Rating:	Ambe	er	2	7 Nov 2024	
21SHELAA82							7 140V 202 4	
Site Address:	Land E	ast Of 1	he Anchor, Runsell G	Green, Dar	nbury, Chelmsfor	d, Essex		
Parish:	Danbu			Total So		102		
Developable Site Area	3.84			Reason	for			
(ha):				discour	nted areas:			
Potential Yield:	75			Typolog	gy:	3		
Proposed Use:	Reside	ential		Comme	ents on the size			
				of site:				
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any	existing/pr	oposed employme	nt allocation		
Impact on Retail Areas 5			Development does no Chelmsford City Centr Neighbourhood Centr	re, South V		-		
Proximity to the Workplace	,	5	Site is within 2km wal	lking distar	ce of an employme	ent allocatio	n	
Public Transport		5	Site is within 400m w	alking dista	nce of one or more	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m w	alking dista	nce to either a PRO	OW or cycle i	network	
Vehicle Access		5	A route exists enablin	ng vehicle a	ccess into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	;	3	Site is adjacent to one					
Non-Designated Heritage A	ssets	5	Site does not contain					
Archaeological Assets		5	Site is not thought to		•			
Minerals & Waste Constrai	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			·	in an area d	•		ing/proposed Country	
Green Belt & Green Wedge)	5	Site does not lie withi	in the Metr	opolitan Green Bel	lt or Green W	Vedge	
Land Classification		3	Site is predominantly classification/s: Grade		• •	-		
Protected Natural Features	;	0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	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 wal		ice of all services a	nd/or the Cit	y Centre/South	
Community Facilities		3	Development would pexisting/proposed scherceation facility	put additio hool/health	care facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		_	nt to DSB. In range of building. Trees protects	•			-	
Availability Cuitania		Listed	Building. Trees protecte	ed by TPO/				
Availability Criteria:		I -	I I a lal la cada contra a di c	:11:	Availability R	ating:	Green	
Land Ownership		5	Held by developer/wi		/public sector			
Land Condition		5	Vacant land & buildin		ral issues			
Legal Constraints		5	Site does not face any	y known leg	gai issues			
Planning Permission or Allocation		N/A						
Comments 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:			RAG Rating:	Amk	er	2	7 Nov 2024		
21SHELAA83							.7 INOV 202 4		
Site Address:	Silver	Ash, Cra	inham Road, Little W	altham,	Chelmsford, Essex	c, CM3 3NB			
Parish:		Valthan			Score:	76			
Developable Site Area	0.41			Reasc	n for				
(ha):				disco	unted areas:				
Potential Yield:	0			Typology: 33+34					
Proposed Use:	Emplo	yment		Comn	nents on the size	Current s	ize of site is not		
				of site	e:	suitable f	or large scale industrial		
Suitability Criteria:					Suitability Ra	ating:	Amber		
Proximity to Employment A	Areas	N/A					1		
Impact on Retail Areas N/A									
Proximity to the Workplace	9	N/A							
Public Transport		0	Site is in excess of 400)m walki	ng distance from all	services			
PROW and Cycling Connect	ivity	0	Site is not connected	to either	an existing PROW o	r cycle netwo	ork		
Vehicle Access	-	5	A route exists enablin	g vehicle	access into/adjacen	t to the site			
Strategic Road Access O Site has no direct access to nor is adjacent to the strategic road network, network, a safeguarded trunk road or a B-road						network, primary road			
Designated Heritage Assets	;	5	Site does not contain	any desi	gnated heritage asse	ets			
Non-Designated Heritage A		5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain a	iny assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste						
							ent in nature or where the		
D. C. 10. C		_	allocated activity wou		•		· · · · · · · · · · · · · · · · · · ·		
Defined Open Space 5			Park or 'Other' Green		i defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	·	5	Site does not lie withi	n the Me	tropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,		
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 F						
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		5	Ground treatment is r	not expe	ted to be required				
Neighbouring Constraints		N/A							
Proximity to Key Services		N/A							
Community Facilities		5	Development would r existing/proposed sch recreation facility		•				
Comments on Suitability		Outsid	e of DSB. Within 100m o	of TPO/20	003/007.				
Availability Criteria:					Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling own	•				
Land Condition		3	Low intensity land use	es					
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or		N/A							
Allocation									
Comments on Availability		Site cu	rrently in use for other p	ourposes					
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability	'	5	Up to 5 years						
Comments on Achievability	<i>'</i>								

SHELAA Reference:			RAG Rating:	Aml	per	_			
21SHELAA84						2	7 Nov 2024		
Site Address:	Land	lorth C	outh And Fast Of Cha	oncotos	Wood Essay Dogi	mant May	Little Welthow		
Site Address:		sford, E	outh And East Of She	epcotes	wood, Essex Regi	ment way,	Little Waltham,		
Parish:		Nalthar		Total	Score:	94			
Developable Site Area	57.88	varenar		Reaso		J-1			
(ha):	07.00				unted areas:				
Potential Yield:	908			Typol	ogy:	26			
Proposed Use:	Reside	ential		Comr	ments on the size				
·				of site	e:				
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any	existing/	proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result i	in the loss of establis	hed shops ar	nd services within		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated		
B 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			Neighbourhood Centr						
Proximity to the Workplace Public Transport	9	5	Site is within 2km wal				n		
PROW and Cycling Connect	tivity	5	Site is within 100m wa				network		
Vehicle Access	livity	5	A route exists enablin				HELVYOIR		
Strategic Road Access		N/A	Toute exists chabilit	o vernicie	. access into/ adjacen				
Designated Heritage Assets	:	3	Site is adjacent to one	or more	e designated heritage	e assets			
Non-Designated Heritage A		5	Site does not contain						
Archaeological Assets		3	Site is thought to be a				logical interest		
Minerals & Waste Constrai	nts	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste						
				-	•	•	ent in nature or where the		
- 6 1		3	allocated activity wou						
Defined Open Space			Park or 'Other' Green		a defined as Open Sp	bace, an exist	ting/proposed Country		
Green Belt & Green Wedge	,	5	Site does not lie withi	_	etropolitan Green Be	lt or Green V	Vedge		
Land Classification		0					classification/s: Grade 1,		
			Grade 2 or Grade 3						
Protected Natural Features	5	0	Site partially or wholly comprises of one or more protected natural features						
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	5	Ground treatment is r		•	I C 11 11			
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation Site is within 2km walking distance of all services and/or the City Centre/South						
Proximity to Key Services		3	Woodham Ferrers To			nu/or the Cit	ty Centre/30util		
Community Facilities		3	Development would p	ut addit	ional strain on but no				
			existing/proposed sch	ool/heal	Ithcare facility/place	of worship/s	sports, leisure, or		
C		0	recreation facility	- ata '	/objection = ===== : : :	rook eff re-	v Dogimont M/		
Comments on Suitability			e of DSB. In range of bus nt to Grade II Listed Bui						
		-	lies within the site and	_			, •		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling owr		<u> </u>			
Land Condition		5	Vacant land & building		·				
Legal Constraints		5	Site does not face any	known	legal issues				
Planning Permission or		N/A	•						
Allocation									
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		2	7 Nov 2024	
Site Address:	Land E	ast And	North East Of Three	Mile Hi	ll Roundabout, Ma	rgaretting,	Ingatestone, Essex	
Parish:		retting			Score:	81	,	
Developable Site Area	33.3			Reasc	n for			
(ha):				disco	unted areas:			
Potential Yield:	0		Typology: 33+35+36					
Proposed Use:	Emplo	yment			nents on the size	Size of sit	e is potentially suitable	
·				of site	2:		ployment use	
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	Areas	N/A			•			
Impact on Retail Areas		N/A						
Proximity to the Workplace	2	N/A						
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services		
PROW and Cycling Connec	tivity	5	Site is within 100m wa				network	
Vehicle Access		3	There are no visible co	onstraint	s that would likely p	revent the in	nplementation of a route	
			to enable vehicle acce	ess into/a	djacent to the site			
Strategic Road Access		5	Site has direct access	to or is a	djacent to the strate	gic road net	work	
Designated Heritage Assets								
Non-Designated Heritage A								
Archaeological Assets		0	Site is thought to cont	ain one	or more assets of arc	chaeological	interest	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site	is withir	n a Minerals Safegua	rding Area. S	Site is not within a	
Minerals or Waste Consultation Area								
Defined Open Space	5	Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	9	0			or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0		Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	5	0	Site partially or wholly	/ compris	ses of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within F	lood Zon	e 1			
Air Quality Management A	reas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrai		3	Ground treatment is e	expected	to be required on pa	art of the site	2	
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	Development would rexisting/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability			e of DSB. In range of bus 004/023 on the south-w	-	•			
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wi	lling own				
Land Condition		5	Vacant land & building		•			
Legal Constraints		5	Site does not face any	•	egal issues			
Planning Permission or		N/A	,					
Allocation		,						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
•		5	Up to 5 years					
Timescale for Deliverability	/		Op to 5 years					

SHELAA Reference:			RAG Rating:	Yellow	2	7 Nov 2024		
21SHELAA86					_			
Site Address:	Land N	orth Ea	st Of Batemans Cotta	ges, Boyton Cross, Roxwe	ell, Chelmsfo	ord		
Parish:	Roxwe	II		Total Score:	96			
Developable Site Area	0.723			Reason for	Gas instal	lation buffer (8.497ha)		
(ha):				discounted areas:				
Potential Yield:	0			Typology:	N/A			
Proposed Use:	Commi	unity Fa	acility	Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	iting:	Green		
Proximity to Employment Ar	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
			•	e, South Woodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centro	es				
Proximity to the Workplace		N/A	611-1-11-1-100					
Public Transport		5		alking distance of one or more				
PROW and Cycling Connectiv	vity	5		alking distance to either a PRO		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A	Cita dana nataontain					
Designated Heritage Assets		5		any designated heritage asse any non-designated heritage				
Non-Designated Heritage As	ssets	5				intoract		
Archaeological Assets Minerals & Waste Constrain	+	5	Site is thought to contain one or more assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
willerais & waste constrain	its	5	Minerals or Waste Cor	•	ruilig Area. 3	oite is not within a		
Defined Open Space		5		n an area defined as Open Sp	ace, an exist	ing/proposed Country		
			Park or 'Other' Green		•	,		
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Bel	lt or Green V	Vedge		
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
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 Are	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	its	3	Ground treatment is e	xpected to be required on pa	art of the site	2		
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	•	ot result in the loss of nor pu ool/healthcare facility/place				
Comments on Suitability		Outside		stops. SOPC000202 on soutl	hern half of s	site.		
Availability Criteria:				Availability R		Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector	atilig.	Jieen		
Land Condition		5	Vacant land & building	• .,				
Legal Constraints		5						
Planning Permission or		N/A	Site does not lace ally	KITOWIT IEBAI 133UE3				
Allocation		IN/ A						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Yellow		
Acilievability criteria.								
•		3	Development is margi	•				
Viability Timescale for Deliverability		3	Development is margi Up to 5 years	•		1		

SHELAA Reference:			RAG Rating:	Amber	2	7 Nov 2024			
21SHELAA88									
Site Address:	Land N	North W	est Of Gubbions Hall	Farm, Banters Lane, Grea	t Leighs, Ch	elmsford			
Parish:	Great	Leighs		Total Score:	98				
Developable Site Area	6.87			Reason for					
(ha):				discounted areas:					
Potential Yield:	118			Typology:	2				
Proposed Use:	Reside	ential							
				of site:		,			
Suitability Criteria:				Suitability Ra	ating:	Amber			
Proximity to Employment A	Areas	5		existing/proposed employme					
Impact on Retail Areas		5	•	t result in the loss of establis	-				
			Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers 1	own Centre	or any designated			
Proximity to the Workplace	<u> </u>	5		es king distance of an employm	ent allocation	n			
Public Transport	•	0		m walking distance from all					
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network			
Vehicle Access		5		g vehicle access into/adjacen		-			
Strategic Road Access		N/A	·	. ,					
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ets				
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets									
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological intere	est			
Minerals & Waste Constrain	nts	2	Site is wholly or partia	Illy within an identified Mine	rals Safeguar	ding Area and requires			
further assessment to be undertaken in the form of a Minerals Resource Asses									
Defined Open Space		5		n an area defined as Open Sp	ace, an exist	ing/proposed Country			
Graan Balt & Graan Wadge		5	Park or 'Other' Green	space n the Metropolitan Green Be	lt or Groon M	Vodgo			
Green Belt & Green Wedge Land Classification	:	0		Greenfield and primarily with					
Land Classification		U	Grade 2 or Grade 3	oreemed and primarily with	iiii tiic iaiia c	nassineation, s. Grade 1,			
Protected Natural Features	;	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features			
Flood Risk Constraints		5	Site is wholly within F	ood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is e	expected to be required on p	art of the site	2			
Neighbouring Constraints		5	Site has no neighbour	•					
Proximity to Key Services		0		n walking distance of one or	more service	s and the City			
0 " 5 ""		2		am Ferrers Town Centre out additional strain on but no					
Community Facilities		3		ool/healthcare facility/place					
			recreation facility	,, , , , , , , , , , , , , , ,		p , ,			
Comments on Suitability		Adjace	nt to DSB. Vehicular acc	ess via Banters Lane. Adjacer	nt Sandylay a	nd Moat Woods (LoWS)			
				e Reserve and Ancient Wood	land, ID 828.	SOPC000653 on the			
		northe	rn boundary, chl644.			1			
Availability Criteria:			T	Availability F	Rating:	Green			
Land Ownership		5		ling owner/public sector					
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known legal issues					
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:				Achievability	Rating	Green			
		5	Development is likely		naung.	JIEEH			
Viability Timescale for Deliverability	,	5	Up to 5 years	VIUNIC					
Comments on Achievability		J	op to 3 years						
Comments on Acmevability									

SHELAA Reference:			RAG Rating:	Amb	er	2	7 Nov 2024	
21SHELAA89						_	.,	
Site Address:	Land E	ast Of L	ittle Rye Fields, Little	Rye Fiel	ds, Chelmsford			
Parish:	Great	Leighs		Total S	core:	106		
Developable Site Area	2.48			Reaso	n for			
(ha):				discou	nted areas:			
Potential Yield:	49			Typolo	gy:	3		
Proposed Use:	Reside	ential		Comm	ents on the size			
				of site				
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any of	existing/p	roposed employme	nt allocation		
Impact on Retail Areas 5		5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South ۱		-		
Proximity to the Workplace)	5	Site is within 2km wal	lking dista	nce of an employme	ent allocatio	n	
Public Transport 5		5	Site is within 400m wa	alking dist	ance of one or more	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa			-		
Vehicle Access		3	There are no visible co to enable vehicle acce			revent the in	nplementation of a route	
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain any designated heritage assets					
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest					
Archaeological Assets		5			•			
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	nsultation	n Area			
Defined Open Space		5	Park or 'Other' Green	Space			ing/proposed Country	
Green Belt & Green Wedge 5			Site does not lie withi					
Land Classification 0			Grade 2 or Grade 3				classification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly			rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 p existing/proposed sch recreation facility					
Comments on Suitability		TPO/20	djacent to DSB. In range of bus stops. Trees along the western boundary protected under PO/2014/031 and adjacent Sandylay and Moat Woods (LoWS) and Essex Wildlife Trust Nature eserve and Ancient Woodland, ID 828.					
Availability Criteria:				., 023	Availability R	lating:	Green	
Land Ownership		5	Held by developer/wi	lling own	er/public sector			
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	/ known le	gal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating	Green	
Viability		5	Development is likely	viable	c.merability		3.00	
Timescale for Deliverability		5	Up to 5 years					
			7 3 ,003					

SHELAA Reference:			RAG Rating:	Ambe	er	2	7 Nov 2024	
21SHELAA90								
Site Address:	Field /	Adjacen [.]	t Mill House, Mill Lan	ie, Great L	eighs, Chelmsfor	d, Essex		
Parish:	Great	Leighs		Total So	core:	97		
Developable Site Area	12			Reason	for			
(ha):				discour	nted areas:			
Potential Yield:	206			Typolog	gy:	2		
Proposed Use:	Reside	ential		Comme	ents on the size			
				of site:				
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any	existing/pr	oposed employme	nt allocation		
Impact on Retail Areas 5		5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South V		-		
Proximity to the Workplace 5			Site is within 2km wal	lking distar	ice of an employme	ent allocation	า	
Public Transport 0			Site is in excess of 400	0m walking	distance from all s	services		
PROW and Cycling Connectivity 5			Site is within 100m w	alking dista	ance to either a PRO	OW or cycle i	network	
Vehicle Access 5			A route exists enablin	ng vehicle a	ccess into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets 3			Site is adjacent to one	e or more o	lesignated heritage	assets		
Non-Designated Heritage A	ssets	5	Site does not contain	any non-d	esignated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain an	y assets of archaed	logical intere	est	
Minerals & Waste Constrain	nts	2	Site is wholly or partial further assessment to	•		_	ding Area and requires Resource Assessment	
Defined Open Space 5			Site does not lie withi Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	5	Site does not lie withi					
Land Classification							lassification/s: Grade 1,	
Protected Natural Features	<u> </u>	0	Site partially or wholly			rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within F					
Air Quality Management A		5	Site is in excess of 500					
Ground Condition Constrain	nts	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 Development would put additional strain on but not result in the loss of on an					
Community Facilities		3	existing/proposed sch recreation facility	•				
Comments on Suitability		and M		Essex Wild	life Trust Nature Re	serve and A	ument.Adjacent Sandylay ncient Woodland, ID 828.	
Availability Criteria:			,	,	Availability R		Green	
Land Ownership		5	Held by developer/wi	illing owne	•	~		
Land Condition		5	Vacant land & buildin		7			
Legal Constraints		5	Site does not face any		gal issues			
Planning Permission or		N/A	- 12 222 Not last all	,	J			
Allocation		'''						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Yellow	
Viability		5	Development is likely	viable				
Timescale for Deliverability		4	Over 5 years					
Denver ability	,	 	, , , , , ,					

SHELAA Reference:				Red	2	27 Nov 2024		
21SHELAA91								
Site Address:	Land A	Adjacent	The Fox And Raven,	Chelmer Village Way	, Springfield, Ch	elmsford, Essex		
Parish:	Spring	field		Total Score:	90	90		
Developable Site Area	1.64			Reason for				
(ha):	_			discounted areas:	_			
Potential Yield:	37			Typology:	3			
Proposed Use:	Reside	ential		Comments on the of site:	size			
Suitability Criteria:				Suitabilit	y Rating:	Red		
Proximity to Employment A	lross	5	Site is outside of any e	xisting/proposed empl	•			
Impact on Retail Areas	ii Cas	5		t result in the loss of es				
impact on Netall Areas		3	•	e, South Woodham Fer	•			
Proximity to the Workplace 5			Site is within 2km wall	king distance of an emp	loyment allocatio	n		
Public Transport 5			Site is within 400m wa	lking distance of one o	r more services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either	a PROW or cycle	network		
Vehicle Access 5			A route exists enabling	g vehicle access into/ad	jacent to the site			
Strategic Road Access		N/A						
Designated Heritage Assets 0		0	Site contains one or more designated heritage assets					
Non-Designated Heritage Assets 5		5		any non-designated he				
Archaeological Assets			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Sa nsultation Area	feguarding Area.	Site is not within a		
Defined Open Space		0		e (90% or more) lies wi Intry Park or 'Other' Gr		ed as Open Space, an		
Green Belt & Green Wedge)	0	The majority of the sit Wedge	e (90% or more) lies wi	thin the Metropo	litan Green Belt or Green		
Land Classification		3		Greenfield and primaril 4, Grade 5, non-agricu				
Protected Natural Features	;	0		comprises of one or m				
Flood Risk Constraints		1	25%-50% of the site a	ea is within Flood Zone	2 3			
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	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 wa Woodham Ferrers Tov	lking distance of all ser vn Centre	vices and/or the (City Centre/South		
Community Facilities		3		ut additional strain on ool/healthcare facility/				
Comments on Suitability						Adjacent to Grade II Listed (LoWS) approx half of site		
Availability Criteria:				Availabil	ity Rating:	Green		
Land Ownership		3	Promoter has an option	n to purchase site or co	ollaborate with ex	risting owner		
Land Condition		5	Vacant land & building	ţs .				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		Site al	ready allocated in the	Local Plan for future	e recreation use	/SuDS		
Comments on Availability								
Achievability Criteria:				Achieval	ility Rating:	Green		
Viability		5	Development is likely			3.00		
Timescale for Deliverability	,	5	Up to 5 years	-				
Comments on Achievability			, , , , , ,					

SHELAA Reference:			RAG Rating:	Amber	2	7 Nov 2024		
21SHELAA92					_	7 140V 202 4		
Site Address:	Site H	uts, Che	lmer Viaduct Develor	ment Site, Chelmer Road	d, Chelmsfor	d, Essex		
Parish:	Chelm	sford		Total Score:	93			
Developable Site Area	10.94	4		Reason for	Gas pipeli	ine and buffer		
(ha):				discounted areas:	(0.246ha)			
Potential Yield:	188			Typology:	2			
Proposed Use:	Mixed	Use		Comments on the size	Size of sit	e is potentially suitable		
				of site:	for all em	ployment use		
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment Areas 5			Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within					
pade dir rictair ii dad				e, South Woodham Ferrers	-			
			Neighbourhood Centr	es				
Proximity to the Workplace 5		5	Site is within 2km wal	king distance of an employm	nent allocation	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connectivity 5		5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access 5		5	A route exists enablin	g vehicle access into/adjacer	nt to the site			
Strategic Road Access 4		4	Site has direct access	to or is adjacent to a primary	y road netwoi	rk		
Designated Heritage Assets	5	0	Site contains one or m	nore designated heritage ass	ets			
Non-Designated Heritage A	Assets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site	is within a Minerals Safegua	arding Area. S	ite is not within a		
			Minerals or Waste Co					
Defined Open Space		0		e (90% or more) lies within		ed as Open Space, an		
0 0 0 0 0 0				untry Park or 'Other' Green S				
Green Belt & Green Wedge	0		te (90% or more) lies within	the Metropol	itan Green Belt or Green			
Land Classification			Wedge Site is predominantly	Greenfield and primarily wit	hin the agricu	ultural land		
Land Classification 3				4, Grade 5, non-agricultural	_			
Protected Natural Features	5	0		comprises of one or more p				
Flood Risk Constraints		0	Over 50% of the site a	rea is within Flood Zone 3				
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		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	· ·	out additional strain on but n				
			6	ool/healthcare facility/place	of worship/s	sports, leisure, or		
C		۸ ما:	recreation facility	ge of bus stops. Site is withir		- A Adis		
Comments on Suitability				ge of bus stops. Site is within latural Green Space. Chelms				
Availability Criteria:			0	Availability I		Green		
Land Ownership		3	Promoter has an ontic	on to purchase site or collabo				
Land Condition		5	Vacant land & building		J. J.C. WILLI CA	₀ ••••••		
		5	Site does not face any					
Legal Constraints				Local Plan for future rec	roationuss	/cunc		
Planning Permission or Allocation		Site al	ready anocated in the	e Local Plati for future fec	i eation use,	/ วนมว		
Comments on Availability								
				A abi a sa bilita	, Datis =:	Groom		
Achievability Criteria:		I -	Davidana - 1 1-19 1	Achievability	y kating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	1							

SHELAA Reference: 21SHELAA93				Amk	per	2	7 Nov 2024		
Site Address:	Land S	South W	est Of Pease Hall, Sar	ndford N	Mill Road, Springfie	eld, Chelms	ford		
Parish:	Spring		, , , , , , , , , , , , , , , , , , , ,		Score:	93			
Developable Site Area	20.40			Reasc	on for	Gas pipel	ine and buffer		
(ha):				disco	unted areas:	(0.184ha)			
Potential Yield:	350			Typol	ogy:	1			
Proposed Use:	Mixed	Use			nents on the size	Size of sit	e is potentially suitable		
				of site	e:	for all em	ployment use		
Suitability Criteria:					Suitability Ra	ting:	Amber		
Proximity to Employment Areas 5			Site is outside of any e	Site is outside of any existing/proposed employment allocation					
mpact on Retail Areas 5		Development does no Chelmsford City Centr Neighbourhood Centr	e, South		-				
Proximity to the Workplace	2	5	Site is within 2km wal	king dist	ance of an employm	ent allocatio	n		
Public Transport 5		Site is within 400m wa	alking dis	stance of one or mor	e services				
PROW and Cycling Connectivity 5		5	Site is within 100m wa	alking dis	stance to either a PR	OW or cycle	network		
Vehicle Access 5		5	A route exists enabling		•				
Strategic Road Access		0	Site has no direct acce network, a safeguarde			trategic road	I network, primary road		
Designated Heritage Assets	5	0	Site contains one or more designated heritage assets						
Non-Designated Heritage A	Assets	5	Site does not contain any non-designated heritage assets						
Archaeological Assets		5	Site is not thought to						
Minerals & Waste Constrai	nts	2	further assessment to	be unde	ertaken in the form o	f a Minerals	rding Area and requires Resource Assessment		
Defined Open Space		0	The majority of the sit existing/proposed Cou	ıntry Paı	rk or 'Other' Green S	pace			
Green Belt & Green Wedge	Green Belt & Green Wedge 0			e (90% c	or more) lies within t	he Metropo	litan Green Belt or Green		
Land Classification 3			Site is predominantly classification/s: Grade		•	_			
Protected Natural Features	5	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 A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	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 p existing/proposed sch recreation facility						
Comments on Suitability		Road.	e of DSB. In range of bus Site is within Conservation Space. Number of prote	on Area.	Adjacent to Grade II	Listed Build			
Availability Criteria:		0.0011			Availability R		Green		
Land Ownership		3	Promoter has an option	n to pur			isting owner		
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known l	legal issues				
Planning Permission or Allocation		Site a	Iready allocated in the	Local F	Plan for future reci	reation use	/SuDS		
Comments on Availability									
					A alai a con la illin	Dadi:	Cucan		
Achievability Criteria:		I _	I bendan in min		Achievability	kating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference: 21SHELAA95				Red	2	7 Nov 2024		
Site Address:	Land N	lorth W	est Of Hareswood, Eli	n Green Lane, Danbury, (Chelmsford,	, Essex		
Parish:	Danbu		•	Total Score:	100			
Developable Site Area	1.25			Reason for				
(ha):				discounted areas:				
Potential Yield:	28			Typology:	4			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment Areas 5			Site is outside of any e	xisting/proposed employme	nt allocation			
Impact on Retail Areas 5				t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace 0				n walking distance of an emp		cation		
Public Transport 5			Site is within 400m wa	lking distance of one or mor	e services			
PROW and Cycling Connectivity 5				lking distance to either a PR		network		
Vehicle Access 5			A route exists enabling	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 A	ssets	3	Site is adjacent to one or more non-designated heritage assets					
Archaeological Assets		5	=	contain any assets of archaed				
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor					
Defined Open Space		5	Site does not lie withir Park or 'Other' Green !	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	!	5		the Metropolitan Green Be				
Land Classification 0			Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts	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	existing/proposed scherecreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		Adjace	nt to Registered Park and	s stops. Vehicular access fro d Garden. Site is adjacent to s within the site as well as 2	a Protected I			
Availability Criteria:		F. 5000	2, 25, 5, 505 110	Availability F		Green		
Land Ownership		3	Promoter has an option	n to purchase site or collabo				
Land Condition		5	Vacant land & building			J		
Legal Constraints		5	Site does not face any					
Planning Permission or Allocation		N/A	1	-				
Comments on Availability								
Achievability Criteria:				Achievability	Rating	Green		
		5	Development is likely		Naung.	Jiccii		
Viability Timescale for Deliverability		5	Up to 5 years	VIUDIC				
Comments on Achievability		J	Op to 3 years					
Comments on Acmevability								

Site Address: Land At Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex	SHELAA Reference: 21SHELAA96				Yellow	2	7 Nov 2024		
Parish: Boreham	Site Address:	Land A	At Boreh	am Interchange, Colo	hester Road, Boreham, Cl	helmsford,	Essex		
Potential Yield: 0 Typology: 232+33+34 Typology: 32+33+34 Typology: 5 Typology: 6 Typology: 6 Typology: 6 Typology: 7 Typology: 7 Typology: 7 Typology: 7 Typology: 8 Typology: 8 Typology: 8 Typology: 8 Typology: 9 Typol				<u> </u>					
Potential Yield: 0 Typology: 232+33+34 Typology: 32+33+34 Typology: 5 Typology: 6 Typology: 6 Typology: 6 Typology: 7 Typology: 7 Typology: 7 Typology: 7 Typology: 8 Typology: 8 Typology: 8 Typology: 8 Typology: 9 Typol	Developable Site Area					Electricity	line (0.336ha), Gas		
Potential Yield: 0					discounted areas:				
Proposed Use: Employment Comments on the size of site: Size of site is potentially suitable for all employment use	Potential Yield:	0			Typology:				
Suitability Criteria: Suitability Criteria: Suitability Rating: Yellow	Proposed Use:	Emplo	yment			Size of sit	e is potentially suitable		
Impact on Retail Areas N/A	•				of site:				
Impact on Retail Areas N/A	Suitability Criteria:				Suitability Ra	ting:	Yellow		
Impact on Retail Areas	Proximity to Employment A	reas	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 Aroute 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 allocated activity would not have ceased prior to the intended delivery of deve Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 0 Site partially is within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 N/A Proximity to Key Services N/A Community Facilities 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Comments on Suitability Criteria: Availability Criteria: Achieve Park and Garden. Adjacent to Grade I Listed Building, Natural Green Space (Limited Access). Site bord									
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 does 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 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 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 5 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports			N/A						
Vehicle Access 5	Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
Vehicle Access	PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Designated Heritage Assets O 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 O 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 O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints O Over 50% of the site area is within Flood Zone 3 Air Quality Management Areas S Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Community Facilities S Development would not 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: Promoter has an option to purchase site or collaborate with existing owner Land Condition 2 Established multiple uses Planning Permission or Allocation Potential for issues in removal of existing uses. Site currently in use for other purposes. Achievability Criteria: Viability S Developme			5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Non-Designated Heritage Assets Archaeological Assets 5 Site is not thought to contain any non-designated heritage assets Minerals & Waste Constraints O 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 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 N/A Foromunity 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 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 (LuoS). Tree bel Availability Criteria: Availability Criteria: Availability Rating: Vellow Land Condition 2 Established multiple uses Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Potential for issues in removal of existin	Strategic Road Access		5	Site has direct access	to or is adjacent to the strate	gic road net	work		
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 2 or Grade 3 Protected Natural Features 0 Site is 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 nexcess of 500m from a designated AQMA Ground Condition 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: Vellow 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 Potential for issues in removal of existing uses. Site currently in use for other purposes. Achievability Criteria: Achievability Rating: Green	Designated Heritage Assets 0			Site contains one or m	ore designated heritage asse	ets			
Minerals & Waste Constraints O 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 O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints O Over 50% of the site area is within Flood Zone 3 Air Quality Management Areas Ground Condition Constraints N/A Proximity to Key Services 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 DSS. 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 bell Availability Criteria: Availability Rating: Yellow Land Condition 2 Established multiple uses Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Allocation Allocation 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Non-Designated Heritage Assets 5			Site does not contain	any non-designated heritage	assets			
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Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	5 N/A 3 5 5 2 3	A route exists enabling Site is adjacent to one Site does not contain a Site is not thought to a Site is wholly or partia further assessment to Site partially lies withi Park or 'Other' Green The majority of the sit	g vehicle access into/adjace or more designated heritage any non-designated heritage contain any assets of archae ally within an identified Mine be undertaken in the form n an area defined as Open S Space	ge assets e assets cological intererals Safeguar of a Minerals space, an exist	est ding Area and requires Resource Assessment ting/proposed Country	
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	N/A 3 5 5 2 3	Site is adjacent to one Site does not contain a Site is not thought to a Site is wholly or partia further assessment to Site partially lies withi Park or 'Other' Green The majority of the sit	or more designated heritage any non-designated heritage contain any assets of archae ally within an identified Mine be undertaken in the form n an area defined as Open S Space	ge assets e assets cological inter erals Safeguar of a Minerals Space, an exist	ding Area and requires Resource Assessment ting/proposed Country	
Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	3 5 5 2 3 0	Site does not contain a Site is not thought to a Site is wholly or partia further assessment to Site partially lies withi Park or 'Other' Green The majority of the sit	any non-designated heritage contain any assets of archae ally within an identified Mine be undertaken in the form n an area defined as Open S	e assets cological inter crals Safeguar of a Minerals space, an exist	ding Area and requires Resource Assessment ting/proposed Country	
Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	5 5 2 3 0	Site does not contain a Site is not thought to a Site is wholly or partia further assessment to Site partially lies withi Park or 'Other' Green The majority of the sit	any non-designated heritage contain any assets of archae ally within an identified Mine be undertaken in the form n an area defined as Open S	e assets cological inter crals Safeguar of a Minerals space, an exist	ding Area and requires Resource Assessment ting/proposed Country	
Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	5 2 3 0	Site is not thought to a Site is wholly or partia further assessment to Site partially lies withi Park or 'Other' Green The majority of the sit	contain any assets of archae ally within an identified Mine be undertaken in the form n an area defined as Open S Space	eological inter erals Safeguar of a Minerals Space, an exist	ding Area and requires Resource Assessment ting/proposed Country	
Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	3 0	Site is wholly or partia further assessment to Site partially lies withi Park or 'Other' Green The majority of the sit	Illy within an identified Mine be undertaken in the form n an area defined as Open S Space	erals Safeguar of a Minerals Space, an exist	ding Area and requires Resource Assessment ting/proposed Country	
Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	3	further assessment to Site partially lies withi Park or 'Other' Green The majority of the sit	be undertaken in the form n an area defined as Open S Space	of a Minerals Space, an exist	Resource Assessment ting/proposed Country	
Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	0	Park or 'Other' Green The majority of the sit	Space			
Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services			e (90% or more) lies within	the Metropol	itan Green Belt or Green	
Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 1,				
Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services		Grade 2 or Grade 3				
Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	0	Site partially or wholly	comprises of one or more	protected nat	ural features	
Ground Condition Constraints Neighbouring Constraints Proximity to Key Services	5	Site is wholly within Flood Zone 1				
Neighbouring Constraints Proximity to Key Services	5	Site is in excess of 500m from a designated AQMA				
Proximity to Key Services	3	Ground treatment is expected to be required on part of the site				
	0	Site has neighbouring constraints with no potential for mitigation Site is within 2km walking distance of all services and/or the City Centre/South				
Community Facilities	3	Site is within 2km wall Woodham Ferrers Tov		and/or the Cit	ty Centre/South	
	3		out additional strain on but r ool/healthcare facility/place			
Comments on Suitability	to Reg	gistered Park and Garden	us stops. Vehicluar access from Adjacent to Conservation Afrees protected by TPO 2005	Area. Opposite		
Availability Criteria:			Availability		Yellow	
Land Ownership	3	Promoter has an optic	on to purchase site or collab			
Land Condition	3	Low intensity land use			U -	
Legal Constraints	5	Site does not face any				
Planning Permission or Allocation	N/A					
Comments on Availability	Site ci	urrently in use for other p	ourposes.			
Achievability Criteria:			Achievabilit	v Rating:	Green	
Viability	5	Development is likely		,	3.00	
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability						

SHELAA Reference:			RAG Rating:	Red	27 Nov 2024				
21SHELAA98			_		4	27 NOV 2024			
Site Address:	Land I	North Ea	ast Of Skeggs Farm, C	helmsford Road, Writtle,	Chelmsford	, Essex			
Parish:	Writtl	е		Total Score:	85				
Developable Site Area	36.96			Reason for					
(ha):				discounted areas:					
Potential Yield:	453			Typology:	27	27			
Proposed Use:	Reside	ential		Comments on the size					
				of site:					
Suitability Criteria:				Suitability R	ating:	Red			
Proximity to Employment A	Areas	5		existing/proposed employm					
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Proximity to the Workplace	,	5	Site is within 2km wa	Site is within 2km walking distance of an employment allocation					
Public Transport		5	Site is within 400m w	alking distance of one or mo	re services				
PROW and Cycling Connect	ivity	5	Site is within 100m w	alking distance to either a Pl	ROW or cycle	network			
Vehicle Access		5	A route exists enablin	ng vehicle access into/adjace	nt to the site				
Strategic Road Access		N/A							
Designated Heritage Assets	;	3	Site is adjacent to one	Site is adjacent to one or more designated heritage assets					
Non-Designated Heritage A	ssets	3	Site is adjacent to one	Site is adjacent to one or more non-designated heritage assets					
Archaeological Assets		5	Site is not thought to	contain any assets of archae	ological inter	est			
Minerals & Waste Constrai	nts	2	, ,	ally within an identified Mino be undertaken in the form	_	•			
Defined Open Space		3	Park or 'Other' Green	_ '					
Green Belt & Green Wedge		0	Wedge	te (90% or more) lies within					
		0	Grade 2 or Grade 3	Greenfield and primarily wi					
Protected Natural Features	<u> </u>	0		y comprises of one or more	protected nat	cural features			
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3						
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	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		out additional strain on but i					
			recreation facility	nool/healthcare facility/place	z or worsnip/:	sports, leisure, ui			
Comments on Suitability		Adiace	•	nge of bus stops. Vehicluar a	ccess from Ch	elmsford Road. Part of			
comments on suitability				area. Opposite Local Listed E					
		Intere	st. Natural Green Space	(Limited Access). Part of site	!	· 			
Availability Criteria:				Availability	Rating:	Green			
Land Ownership		3	Promoter has an opti	on to purchase site or collab		isting owner			
Land Condition		5	Vacant land & buildin						
Legal Constraints		5	Site does not face any						
Planning Permission or Allocation		N/A	•						
Comments on Availability									
Achievability Criteria:				Achievabilit	v Rating:	Green			
Viability		5	Development is likely		, mating.	Jicen			
Timescale for Deliverability	,	5	Up to 5 years						
)	I op to bycars						

SHELAA Reference:			RAG Rating:	Red	,	7 Nov 2024		
21SHELAA99					_	7 Nov 2024		
Site Address:	Land No Baddow			f Pontlands Park Hotel, W	est Hannin	gfield Road, Great		
Parish:	Great B			Total Score:	92			
Developable Site Area	21.81	addow	<u>'</u>	Reason for	32			
(ha):	21.01			discounted areas:				
Potential Yield:	374	Typology: 1						
Proposed Use:	Residen	ntial		Comments on the size of site:	_			
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas 5		Development does no	t result in the loss of establis e, South Woodham Ferrers 1	hed shops a	nd services within			
Proximity to the Workplace 5		5	Site is within 2km wall	king distance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage Assets 5		5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets	Archaeological Assets 5		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts	2		lly within an identified Mine be undertaken in the form o	_	= -		
Defined Open Space		3	Park or 'Other' Green					
Green Belt & Green Wedge		0	Wedge	e (90% or more) lies within t				
Land Classification 0		0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features		5	excess of 500m of any	m of any locally designated international/national desig				
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		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		listed L	isted Buildings. Natural	of DSB. In range of bus stops. Vehicular access from Church Street. Adjacent Grade II sted Buildings. Natural Green Space (Limited Access). Trees protected by TPO/2005/026 be boundary by the entrance to and around Pontlands Park Ho				
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		3	Promoter has an option	on to purchase site or collabo				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
•		_	Development is likely					
Viability		כ	Developinent is lively	viable				
Viability Timescale for Deliverability		5	Up to 5 years	viable				

SHELAA Reference:	HELAA Reference: 1SHELAA100			Yellow	2	7 Nov 2024		
Site Address:	Land	South M	lost Of 2 Scotts Groon	, Hollow Lane, Broomfield	Chalmsta	rd Eccov		
Parish:	Broon		est Of 2 Scotts Green	Total Score:	99	iu, Lssex		
Developable Site Area	12.63	illelu		Reason for	33			
(ha):	12.03			discounted areas:				
Potential Yield:	217			Typology:	1			
Proposed Use:	Reside	ential		Comments on the size	_			
				of site:				
Suitability Criteria:	<u> </u>			Suitability Ra	ating:	Yellow		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas 5		5	· ·	Development does not result in the 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		n walking distance of an emp		ocation		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5		alking distance to either a PR	-			
Vehicle Access		3		onstraints that would likely poss into/adjacent to the site	revent the in	nplementation of a route		
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain any designated heritage assets					
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets					
Archaeological Assets		5		contain any assets of archaed				
Minerals & Waste Constrain	nts	2	, ,	Illy within an identified Mine be undertaken in the form o	U			
Defined Open Space		5		n an area defined as Open Sp				
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification 0		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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	· · ·	ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability		-		ge of bus stops. Three proted 0/2002/020 and TPO/1986/0		south eastern site		
Availability Criteria:			,, ====================================	Availability F	•	Green		
Land Ownership		3	Promoter has an optic	on to purchase site or collabo				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A	•					
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		-						

SHELAA Reference:			RAG Rating:	Green	,	27 N - 2024			
21SHELAA101			_		4	27 Nov 2024			
Site Address:	Land S	South W	est Of Broomfield Pla	ce, Main Road, Broomf	ield, Chelmst	ford			
Parish:	Broon			Total Score:	103				
Developable Site Area	26.24			Reason for	Sewage	Sewage Pumping Station			
(ha):				discounted areas:		(0.03ha)			
Potential Yield:	450			Typology:	1				
Proposed Use:	Reside	ential		Comments on the size	9				
				of site:					
Suitability Criteria:				Suitability	Rating:	Green			
Proximity to Employment A	Areas	5	Site is outside of any e	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas 5		5	1	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	9	5	Site is within 2km wall	king distance of an employ	ment allocation	on			
Public Transport 5		5	Site is within 400m wa	alking distance of one or m	ore services				
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking distance to either a	PROW or cycle	e network			
Vehicle Access		3		onstraints that would likely ss into/adjacent to the site	•	mplementation of a route			
Strategic Road Access		N/A							
Designated Heritage Assets	5	3	Site is adjacent to one or more designated heritage assets						
U U		5	Site does not contain any non-designated heritage assets						
Archaeological Assets		5		contain any assets of archa					
Minerals & Waste Constrai	nts	5	Minerals or Waste Co						
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Space	Space, an exis	sting/proposed Country			
Green Belt & Green Wedge 5				n the Metropolitan Green					
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily w					
Protected Natural Features	5	0		comprises of one or more	protected na	itural features			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	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		to Gra	nt to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacent de II Listed Buildings and Local Listed Buildings. A number of protected trees along the ary of the site (TPO/2002/019, TPO/2001/026 and TPO/2008/						
Availability Criteria:				Availability	Rating:	Green			
Land Ownership		3	Promoter has an optic	on to purchase site or colla					
Land Condition		5	Vacant land & building			-			
Legal Constraints		5	Site does not face any						
Planning Permission or Allocation		N/A	· · · · · · · · · · · · · · · · · · ·						
Comments on Availability									
Achievability Criteria:				Achievabili	ty Rating:	Green			
•			Development is likely		cy Naulig.	Green			
Viability Timescale for Deliverability	,	5	Up to 5 years	VIUNE					
Timescale for Deliverability Comments on Achievability		3	op to 3 years						
Comments on Acmevability		L							

SHELAA Reference: 22SHELAA7			RAG Rating:	Amber	2	27 Nov 2024			
Site Address:	Land E	ast of N	/layes Farm, Mayes La	ne, Sandon					
Parish:	Sando	n		Total Score:	108				
Developable Site Area	6.85			Reason for					
(ha):				discounted areas:					
Potential Yield:	117			Typology:	2				
Proposed Use:	Reside	ential		Comments on the size	e				
				of site:					
Suitability Criteria:				Suitability	Rating:	Amber			
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employ	ment allocation	i .			
Impact on Retail Areas		5	•	t result in the loss of esta e, South Woodham Ferre es	•				
Proximity to the Workplace	<u> </u>	5	Site is within 2km walking distance of an employment allocation						
Public Transport		5	Site is within 400m wa	lking distance of one or r	nore services				
PROW and Cycling Connect	ivity	5		lking distance to either a		network			
Vehicle Access		5	A route exists enabling	g vehicle access into/adja	cent to the site				
Strategic Road Access		N/A	Site has direct access t	o or is adjacent to a safe	guarded trunk r	oad or B-road			
Designated Heritage Assets	<u> </u>	5		any designated heritage a					
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated herit	age assets				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constraints 0			Consultation Area who	lly within an identified M ere safeguarded infrastru d not have ceased prior t	cture is perman	ent in nature or where the			
Defined Open Space		5	·	n an area defined as Oper					
Green Belt & Green Wedge)	5	Site does not lie within	the Metropolitan Green	Belt or Green \	Wedge			
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily	within the land	classification/s: Grade 1,			
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 A		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5		e has no neighbouring constraints e is in excess of 2km walking distance of one or more services and the City					
Proximity to Key Services		0	Centre/South Woodha	m Ferrers Town Centre		·			
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on bu ool/healthcare facility/pl					
Comments on Suitability		Outsid	e of DSB.						
Availability Criteria:				Availabilit	y Rating:	Green			
Land Ownership		5		ling owner/public sector					
Land Condition		5	Vacant land & buildings						
Legal Constraints		5	Site does not face any	known legal issues					
Planning Permission or Allocation		N/A							
Comments on Availability		Minera	ls safeguarding						
Achievability Criteria:				Achievabi	ity Rating:	Green			
Viability		5	Development is likely			1			
Timescale for Deliverability	,	5	Up to 5 years						
Comments on Achievability			<u> </u>						

SHELAA Reference:			RAG Rating:	Red	2	7 Nov 2024			
22SHELAA10									
Site Address:	Land r	ear of 3	8 - 44A Brock Hill Rur	well Wickford SS117NY					
Parish:	Runwe	ell		Total Score:	94				
Developable Site Area	0.88			Reason for					
(ha):				discounted areas:					
Potential Yield:	20			Typology:	4				
Proposed Use:	Reside	ntial		Comments on the size					
				of site:					
Suitability Criteria:				Suitability Ra		Red			
Proximity to Employment A	Areas	5		existing/proposed employme					
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Proximity to the Workplace	è	0	Site is in excess of 2kn	Site is in excess of 2km walking distance of an employment allocation					
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity	0	Site is not connected t	to either an existing PROW o	r cycle netwo	ork			
Vehicle Access		0	enable vehicle access	traints that would likely prev into/adjacent to the site					
Strategic Road Access		N/A		ess to nor is adjacent to the s	trategic roac	I network, primary road			
Dasignatad Haritaga Assats		5	network, a safeguarded trunk road or a B-road Site does not contain any designated heritage assets						
Designated Heritage Assets		5	Site does not contain any designated heritage assets						
Non-Designated Heritage Assets 5 Archaeological Assets 5				contain any assets of archae		est			
Minerals & Waste Constrain	ntc	5		is within a Minerals Safegua					
ivillierais & vvaste constrain	5	Minerals or Waste Co	•	ii aii ig 7 ii ca. s	once is not within a				
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ting/proposed Country			
Green Belt & Green Wedge)	0	Wedge	e (90% or more) lies within t					
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with					
Protected Natural Features	i	5	excess of 500m of any	m of any locally designated international/national designated					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Ai		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbour	_		to Cambua/Ca. It			
Proximity to Key Services		3	Woodham Ferrers Tov	king distance of all services a wn Centre	na/or the Ci	ty Centre/South			
Community Facilities		3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility						
Comments on Suitability		Outsid	e of DSB.						
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector	. 0.				
Land Condition		5	Vacant land & building						
Legal Constraints		3	Site may possibly face legal issues						
Planning Permission or		N/A	· · · · · ·						
Allocation		•							
Comments on Availability		Access							
Achievability Criteria:				Achievability	/ Rating:	Green			
Viability		5	Development is likely						
Timescale for Deliverability	,	5	Up to 5 years	-					
Cocare for Deliverability		,	,						

SHELAA Reference:			RAG Rating:	Red		2	7 Nov 2024		
22SHELAA12									
Site Address:	Storag	ge 115 B	rock Hill Runwell Wic	kford SS	17NJ				
Parish:	Runwe	ell			Score:	99			
Developable Site Area	6.28			Reaso	n for				
(ha):				discou	ınted areas:				
Potential Yield:	108			Typol	0,	2			
Proposed Use:	Reside	ential			nents on the size				
				of site	:		<u> </u>		
Suitability Criteria:					Suitability Ra	iting:	Red		
Proximity to Employment A	reas	5	Site is outside of any e						
Impact on Retail Areas		5	Development does not result in the 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 wa	alking dis	tance of one or more	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PRO	OW or cycle i	network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A	Site has direct access t	to or is a	djacent to a safegua	rded trunk ro	oad or B-road		
Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts			
Non-Designated Heritage A	5	Site does not contain a	any non-	designated heritage	assets				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co			rding Area. S	ite is not within a		
Defined Open Space 5			Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	Wedge				tan Green Belt or Green			
Land Classification		0	Grade 2 or Grade 3				lassification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly			rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	wn Centr	e				
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		Adjace vetera		d by TPC)/2004/001 just to th	ne east of the	boundary, it might be a		
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	ling own	•				
Land Condition		4	Established single use						
Legal Constraints		5	Site does not face any		egal issues				
Planning Permission or		N/A	<u>'</u>						
Allocation									
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Yellow		
Viability		5	Development is likely	viable			1		
Timescale for Deliverability		4	Over 5 years						
Comments on Achievability		.	, - 3						
Comments on Achievability		l							

SHELAA Reference: 22SHELAA9			RAG Rating:	Red	2	7 Nov 2024		
Site Address:	Smithf	ield Nu	rsery Woodham Road	Battlesbridge Wickford S	S11 7QW			
Parish:	Retter	ndon		Total Score:	102			
Developable Site Area	3.53			Reason for				
(ha):				discounted areas:				
Potential Yield:	69			Typology:	3			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra		Red		
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	•	t result in the loss of establis	-			
			Neighbourhood Centr	re, South Woodham Ferrers 1	own Centre	or any designated		
Proximity to the Workplace	2	0	Site is in excess of 2km walking distance of an employment allocation					
Public Transport	•	5		alking distance of one or mor				
PROW and Cycling Connect	tivity	0		to either an existing PROW o		ork		
Vehicle Access	v	5		g vehicle access into/adjacen	•	-		
Strategic Road Access		N/A	· ·	to or is adjacent to a safegua		oad or B-road		
Designated Heritage Assets	;	5		any designated heritage asse				
Non-Designated Heritage A		5		any non-designated heritage				
Archaeological Assets	.55015	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5		is within a Minerals Safegua				
		,	Minerals or Waste Cor					
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Countr Park or 'Other' Green Space					ing/proposed Country		
Green Belt & Green Wedge	een Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Wedge					itan Green Belt or Green		
Land Classification		5		Previously Developed Land				
Protected Natural Features	;	5		om of any locally designated international/national desig				
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrai	nts	5	Ground treatment is n	not expected to be required				
Neighbouring Constraints		5	Site has no neighbour	•				
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		3	·	out additional strain on but no ool/healthcare facility/place				
Comments on Suitability		Outsid	e of DSB.					
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling 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					
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability			· ·					

SHELAA Reference:			RAG Rating:	Amber		2	7 Nov 2024	
22SHELAA14	1							
Site Address:			ist of 17 Old Bell Lane					
Parish:	Retter	ndon		Total Scor		106		
Developable Site Area	0.19			Reason fo				
(ha):				discounte				
Potential Yield:	6			Typology:		18		
Proposed Use:	Reside	ential			s on the size			
				of site:			T	
Suitability Criteria:					uitability Ra		Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	existing/prop	osed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South Wo		•		
Proximity to the Workplace	9	0	Site is in excess of 2km walking distance of an employment allocation					
Public Transport		5	Site is within 400m wa	alking distanc	e of one or more	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	_		-		
Vehicle Access		3	to enable vehicle acce	ss into/adjac	ent to the site		nplementation of a route	
Strategic Road Access		N/A			-	rategic road	network, primary road	
Designated Haritage Assats		Е	network, a safeguarde Site does not contain			tc		
Designated Heritage Assets		5	Site does not contain a					
Non-Designated Heritage A Archaeological Assets	ssets	5	Site is not thought to	-			ost	
Minerals & Waste Constrain	ntc	5	Less than 5ha of a site					
Willierals & Waste Collstraints			Minerals or Waste Co	nsultation Ar	ea			
Defined Open Space 5			Site does not lie within Park or 'Other' Green		ined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 5			Site does not lie within	•	olitan Green Bel	t or Green V	Vedge	
Land Classification		0					classification/s: Grade 1,	
		•	Grade 2 or Grade 3		, ,		,	
Protected Natural Features	;	5	Site is in excess of 100					
Flood Biol. Constraints		-	excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA					
Air Quality Management An Ground Condition Constrain		5	Ground treatment is not expected to be required					
Neighbouring Constraints	1113	5	Ground treatment is not expected to be required Site has no neighbouring constraints					
Proximity to Key Services		0	Site has no neighbouring constraints Site is in excess of 2km walking distance of one or more services and the City					
Troduinty to Key Services			Centre/South Woodha			2.20011100		
Community Facilities		5	Development would n existing/proposed sch recreation facility		•			
Comments on Suitability		Adjace	nt to DSB.					
Availability Criteria:				Α	vailability R	ating:	Green	
Land Ownership		5	Held by developer/wil					
Land Condition		5						
Legal Constraints		3	Site may possibly face	legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability		Access						
Achievability Criteria:				Δ	chievability	Rating	Green	
Viability		5	Development is likely				3.00	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								
Comments on Achievability								

Protential Yield: Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating:	SHELAA Reference:			RAG Rating:	Amb	er	_	7.1. 2024	
Land East of Priors, Hollow Lane, Broomfield Total Score: 106	22SHELAA17						2	/ Nov 2024	
Developable Site Area 2.24		Land F	ast of P	riors Hollow Lane Br	oomfie	ld			
Developable Site Area (ha): Proposed Use: Residential A4 Typology: Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the 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 240m walking distance for an employment allocation PROW and Cycling Connectivity 5 Site is within 100m walking distance for an employment allocation PROW and Cycling Connectivity 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 or and the site of the properties of the				Tiors, Fronow Lane, Br			106		
April Apple Appl			mera				100		
Protential Yield: Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating:	(ha):					-			
Proposed Use: Residential Suitability Rating: Amber	Potential Yield:	44					3		
Of site: Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Reside	ential			• •			
Proximity to Employment Areas Social Soutside of any existing/proposed employment allocation	•				of site	::			
Impact on Retail Areas 5	Suitability Criteria:					Suitability Ra	ting:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation PROW and Cycling Connectivity S Site is within 100m walking distance from all services PROW and Cycling Connectivity 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 S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not tontain any non-designated heritage assets Archaeological Assets S Site does not contain any assets of archaeological interest Minerals & Waste Constraints S Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is in excess of 500m for any locally designated protected natural features Flood Risk Constraints S Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site is wholly within Riod Zone 1 Site Sound To Zone	Proximity to Employment A	Areas	5	Site is outside of any e	xisting/	proposed employme	nt allocation		
Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Public Transport O Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity S Site is within 100m walking distance to either a PROW or cycle network Vehicle Access S A route exists enabling wehicle access into/adjacent to the site Strategic Road Access N/A Site has direct access to or is adjacent to a safeguarded runk road or B-road Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any non-designated private assets Archaeological Assets S Site is not thought to contain any assets of archaeological interest	Impact on Retail Areas		5						
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 40m walking distance from all services Public Transport 5 Site is within 100m walking distance from all services Site in excess of 2km walking distance to the a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access 5 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 solesignated heritage assets Non-Designated Heritage Assets 5 Site does not contain any sasets of archaeological interest Minerals & Waste Constraints 5 Site Administration of a site is within a Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space				•		woodnam Ferrers I	own Centre	or any designated	
Public Transport PROW and Cycling Connectivity Site is in excess of 400m walking distance form all services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Site has direct access to or is adjacent to a safeguarded trunk road or B-road Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any one-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site of a site is within a Minerals Safeguarding Area. Site is not within a Minerals & Waste Constraints Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Flood Risk Constraints Site is within 10m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints Site is wholly within Flood Zone 1 Site is within All making distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Site has no neighbouring constraints Site has no neighbouring distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Adjacent to DSB. Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteria: Achievability Criteria: Journal Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availabilit	Proximity to the Workplace	,	0	_		distance of an emp	lovment allo	cation	
PROW and Cycling Connectivity Vehicle Access S 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 S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 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 Site is in excess of 500m for any international/national designated protected natural features Site is in excess of 500m for any international/national designated protected natural features Site is in excess of 500m for any international/national designated protected natural features Site is within 2 km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is within 2 km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to DSB. Availability Criteria: Legal Constraints S Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Achiev									
Vehicle Access 5		ivitv						network	
Designated Heritage Assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 6 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 5 Site is nexcess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of 500m for any international/national designated protected natural features of 500m Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is excess of 500m from a designated AQMA Ground Condition Constraints 5 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 Criteria: Achievability Criteria: Achievability Criteria: Vacant land & buildings Legal Constraints 5 Development is likely viable Finescale for Deliverability 5 Development is likely viable	Vehicle Access	,		A route exists enabling	g vehicle	access into/adjacen	t to the site		
Designated Heritage Assets Site does not contain any designated heritage assets	Strategic Road Access		N/A	Site has direct access t	to or is a	djacent to a safegua	rded trunk ro	oad or B-road	
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within an Area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site open so the within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site open so the within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site open so the within the Metropolitan Green Belt or Green Wedge Land Classification 6 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wecess of 500m of any locally designated protected natural features 5 Site is wecess of 500m of any locally designated protected natural features 5 Site is wecess of 500m of any locally designated protected natural features 5 Site is wecess of 500m of any locally designated protected natural features 5 Site is wecess of 500m of any locally designated protected natural features 5 Site is wecess of 500m of any locally designated p		5		Site does not contain a	any desi	nated heritage asse	ts		
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification O 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 Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground treatment is not expected to be required Neighbouring Constraints 5 Site is within 12km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to DSB. Availability Criteria: Availability Rating: Green Land Ownership 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		5	Site does not contain a	any non-	designated heritage	assets			
Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 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 of Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Site has no neighbouring constraints Proximity to Key Services Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Availability Criteria: Availability Rating: Green Land Ownership Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability S Up to 5 years	Archaeological Assets 5								
Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge	Minerals & Waste Constrai	5 5				ite is not within a			
Site does not lie within the Metropolitan Green Belt or Green Wedge	Defined Open Space	5				ace, an exist	ing/proposed Country		
And Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints 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 Availability Criteria: Availability Rating: Green Availability Rating: Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Vacant land & buildings Achievability Criteria: Achievability Criteria: Vacant land & buildings Bevelopment is likely viable Timescale for Deliverability 5 Development is likely viable					-				
Grade 2 or Grade 3		<u> </u>	_						
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: Land Ownership Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievabil	Land Classification		0		Greentie	ld and primarily with	in the land c	lassification/s: Grade 1,	
Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would put additional strain on but 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: Land Ownership SHeld by developer/willing owner/public sector Land Condition Sycant land & buildings Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Jevelopment is likely viable Timescale for Deliverability Jevelopment is likely viable	Protected Natural Features	;	5						
Air Quality Management Areas Ground Condition Constraints Froximity to Key Services Community Facilities Availability Criteria: Land Condition Site is in excess of 500m from a designated AQMA Ground treatment is not expected to be required Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Availability Criteria: Land Ownership Land Condition Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Availability Rating: Green Availability Rating: Green Held by developer/willing owner/public sector Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Achievability Criteria: Jevelopment is likely viable Timescale for Deliverability Superior Achievability Development is likely viable Timescale for Deliverability Superior Achievability Machievability Superior Achievability Superior Achievability Superior Achievability Superior Achievability Superior Achievability Superior Achievability Achievability Superior Achievability Superio	Flood Risk Constraints		5				nateu protec	ted flatural features	
Ground Condition Constraints Signature of Foreign Constraints Site has no neighbouring constraints 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: Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Vachievability Criteria: Vachievability Criteria: Vachievability Criteria: Vachievability Criteria: Vachievability Criteria: Vachievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		reas							
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: Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Jegen Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Green	, ,		_						
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: Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						•			
Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to DSB.	Proximity to Key Services						nd/or the Cit	y Centre/South	
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to DSB. Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Development is likely viable Timescale for Deliverability Adjacent to DSB. Availability Rating: Green Availability Rating: Availability Rating: Achievability Rating: Breen Achievability Rating: Freen Planning Permission or Allocation Comments on Availability Achievability Rating: Achievability Rating: Freen Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating:	Community Footbales		2				+	a loss of on an	
recreation facility Adjacent to DSB. Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: recreation facility Adjacent to DSB. Availability Rating: Freen Availability Rating: Site does not face any known legal issues N/A Achievability Criteria: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Freen Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating: Achievability Rating:	Community Facilities		3						
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Availability Rating: Freen Availability Rating: Freen Availability Rating: Freen Freen Freen Freen Availability Rating: Freen Achievability Criteria: Freen Achievability Criteria: Freen Achievability Rating: Freen					ooi, neai	tricare racinty, place	or worship, s	ports, icisure, or	
Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		Adjace	· ·					
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:						ating:	Green	
Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling own	er/public sector			
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Condition			Vacant land & buildings					
Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Legal Constraints		5						
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or		N/A						
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years									
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	-		5	Development is likely	viable				
comments on Achievability	Comments on Achievability		_	<u>, , , , , , , , , , , , , , , , , , , </u>					

SHELAA Reference:			RAG Rating:	Red	_	7 Nov. 2024		
22SHELAA21						27 Nov 2024		
Site Address:	Land \	West of	Round Hills Church Ro	oad Ramsden Heath CN	111 1PT			
Parish:		Hannin		Total Score:	105			
Developable Site Area	3.34		5	Reason for				
(ha):				discounted areas:				
Potential Yield:	65			Typology:	3			
Proposed Use:	Reside	ential		Comments on the siz	е			
·				of site:				
Suitability Criteria:				Suitability	Rating:	Red		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employ	ment allocation			
Impact on Retail Areas 5			Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	9	5	Site is within 2km wal	king distance of an emplo	yment allocatio	n		
Public Transport		5		alking distance of one or n				
PROW and Cycling Connect	ivity	5		alking distance to either a		network		
Vehicle Access		5		g vehicle access into/adja				
Strategic Road Access		N/A	Site has direct access	to or is adjacent to a safeg	guarded trunk r	oad or B-road		
Designated Heritage Assets	5	5	Site does not contain	any designated heritage a	ssets			
Non-Designated Heritage Assets 5			Site does not contain	any non-designated herita	ige assets			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 4			Consultation Area but	ally within an identified Mit planning permission for t use has ceased/site or infr	he safeguarded			
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Space	Space, an exist	ting/proposed Country		
Green Belt & Green Wedge		0	Wedge	e (90% or more) lies with				
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily v	vithin the land o	classification/s: Grade 1,		
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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is r	ot expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		0		n walking distance of one am Ferrers Town Centre	or more service	es and the City		
Community Facilities		3	·	out additional strain on bu ool/healthcare facility/pla				
Comments on Suitability		Adjace	nt to DSB.					
Availability Criteria:				Availability	/ Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		1		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any					
Planning Permission or Allocation		N/A	•					
Comments on Availability								
Achievability Criteria:				Achievabil	ity Rating:	Green		
•		Е	Development is likely		ity Natilig:	Jieen		
Viability Timescale for Deliverability		5		viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		<u> </u>						

SHELAA Reference: 22SHELAA20			RAG Rating:	Amb	er	2	7 Nov 2024	
Site Address:	Talank	one Ev	<u>I</u> change Mill Lane Ram	sdan He	ath Billericay CM	11 1 V		
Parish:		Hannin		Total	·	113		
Developable Site Area	0.14	Hallilli	gneiu	Reaso		113		
(ha):	0.14				inted areas:			
Potential Yield:	4			Typole		22		
Proposed Use:	Reside	ntial		- / 1	nents on the size	22		
rioposed ose.	Reside	iitiai		of site				
Suitability Criteria:				Of Site	Suitability Ra	ting:	Amber	
Proximity to Employment A	reac	5	Site is outside of any 6	existing/r				
Impact on Retail Areas	ii eas	5	Site is outside of any existing/proposed employment allocation Development does not result in the loss of established shops and services within					
illipact off Ketali Areas		5	Chelmsford City Centr			•		
			Neighbourhood Centr				,	
Proximity to the Workplace	<u> </u>	5	Site is within 2km wal	king dista	nce of an employme	ent allocation	n	
Public Transport		5	Site is within 400m wa	alking dis	tance of one or more	e services		
PROW and Cycling Connect	ivity	0	Site is not connected	to either	an existing PROW or	cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A	Site has no direct acce	ess to nor	is adjacent to the st	rategic road	network, primary road	
			network, a safeguarde	ed trunk i	oad or a B-road			
Designated Heritage Assets	;	5	Site does not contain	any desig	nated heritage asse	ts		
Non-Designated Heritage A	5	Site does not contain any non-designated heritage assets						
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaed	logical inter	est		
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co		•	rding Area. S	ite is not within a	
Defined Open Space	Space 5 Site does not lie within an area defined as Open Space, an existing/proposed					ing/proposed Country		
0 0 0 0 0 0		_	Park or 'Other' Green		hannalitan Casan Dal	h C 14	V-d	
Green Belt & Green Wedge	!	5	Site does not lie within			t or Green v	veage	
Land Classification		5	Site is predominantly		•			
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	, internat	ional/national desig			
Flood Risk Constraints		5	Site is wholly within F					
Air Quality Management A	reas	5	Site is in excess of 500	m from a	designated AQMA			
Ground Condition Constrai	nts	5	Ground treatment is r	not expec	ted to be required			
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City	
Community Facilities		5	Development would n	not result	in the loss of nor pu	t additional	strain on an	
			existing/proposed sch	iool/heal	chcare facility/place	of worship/s	ports, leisure, or	
Comments on College 11th		\A/:+ a:-a	recreation facility					
Comments on Suitability		Within	D2R.		A. ailabilit. D		Cusan	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil		er/public sector			
Land Condition		4	Established single use					
Legal Constraints		5	Site does not face any	known l	egal 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					
	,	•	·					

SHELAA Reference: 22SHELAA23			RAG Rating:	Green	2	7 Nov 2024		
Site Address:	Car Pa	rk Gleh	Road Chelmsford					
Parish:	Chelm		e noda enemisiora	Total Score:	120			
Developable Site Area	0.12	31014		Reason for	120			
(ha):	0.12			discounted areas:				
Potential Yield:	4			Typology:	22			
Proposed Use:	Reside	ntial		Comments on the size				
	11001010			of site:				
Suitability Criteria:				Suitability Ra	ting:	Green		
Proximity to Employment	Areas	5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas		5	·					
past sii itataii i ii aas			Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
			Neighbourhood Centr	es				
Proximity to the Workplac	e	5	Site is within 2km wal	king distance of an employm	ent allocation	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connec	tivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5		g vehicle access into/adjacen				
Strategic Road Access		N/A		ess to nor is adjacent to the s	trategic road	network, primary road		
			_	ed trunk road or a B-road				
Designated Heritage Asset		5		any designated heritage asse				
Non-Designated Heritage <i>F</i>	Assets	5		any non-designated heritage				
Archaeological Assets		3	ū	djacent to one or more asset				
Minerals & Waste Constra	ints	5	Minerals or Waste Co					
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/proposed C Park or 'Other' Green Space						
Green Belt & Green Wedge	2	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		5		Previously Developed Land		-		
Protected Natural Feature	S	5		Im of any locally designated printernational/national designated				
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrai		5		ot expected to be required				
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	ry Centre/South		
Community Facilities		5		ot result in the loss of nor pu ool/healthcare facility/place				
Comments on Suitability		Within	Urban Area.					
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		•		
and Condition		4	Established single use					
egal Constraints		5	5 Site does not face any known legal issues					
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria				Achievability	Rating:	Green		
Viability		5	Development is likely			3.00		
Timescale for Deliverability	,	5	Up to 5 years	-				
Timescale for Deliverability								

SHELAA Reference:			RAG Rating:	Amb	er	_	7 Nov. 2024			
22SHELAA24							7 Nov 2024			
Site Address:	Coval	Lane Ca	r Park Chelmsford							
Parish:	Chelm	sford		Total	Score:	118				
Developable Site Area	0.69			Reaso	n for					
(ha):				discou	inted areas:					
Potential Yield:	44			Typol	•,	15				
Proposed Use:	Reside	ential			ents on the size					
				of site	ı		T -			
Suitability Criteria:		ı			Suitability Ra		Amber			
Proximity to Employment A	reas	5		Site is outside of any existing/proposed employment allocation Development does not result in the loss of established shops and services within						
Impact on Retail Areas		5				•				
			Neighbourhood Centre	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated						
Proximity to the Workplace	<u>:</u>	5	Site is within 2km wall		ince of an employm	ent allocation	า			
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services				
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle i	network			
Vehicle Access		5	A route exists enabling							
Strategic Road Access		N/A	Site has direct access t	to or is a	djacent to a primary	road networ	·k			
Designated Heritage Assets		5	Site does not contain a							
Non-Designated Heritage A	5	Site does not contain a								
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a								
Minerals & Waste Constrain	nts	5			•	rding Area. S	ite is not within a			
Defined Open Space		5	Minerals or Waste Cor Site does not lie within			ace an existi	ing/proposed Country			
Defined Open Space	٦	Park or 'Other' Green		defined as open sp	acc, an exist	ing, proposed country				
Green Belt & Green Wedge		5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	/edge			
Land Classification		5	Site is predominantly	Previous	y Developed Land					
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any							
Flood Risk Constraints		5	Site is wholly within Fl							
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a	designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is n		· · · · · · · · · · · · · · · · · · ·					
Neighbouring Constraints		3	Site has neighbouring							
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South			
Community Facilities		3	Development would p existing/proposed sch recreation facility							
Comments on Suitability		Within	Urban Area.			_				
Availability Criteria:					Availability R	Rating:	Green			
Land Ownership		5	Held by developer/wil	ling own	•		•			
Land Condition		4	Established single use							
Legal Constraints		5	Site does not face any	known l	egal issues					
Planning Permission or Allocation		N/A								
Comments on Availability										
Achievability Criteria:					Achievability	Rating:	Green			
Viability		5	Development is likely	viable			2.00.1			
Timescale for Deliverability		5	Up to 5 years							
Comments on Achievability		_	<u>, , , , , , , , , , , , , , , , , , , </u>							
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Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Non-Designated Heritage Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	Little V 80.3 1259 Mixed	Waltha	Site is outside of any e	Total : Reaso discou	Score: n for inted areas: ogy: nents on the size	91	ИЗ 3LU		
Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Non-Designated Heritage Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	Little V 80.3 1259 Mixed	Use 5	Site is outside of any e	Total : Reaso discou Typolo Comm	Score: n for inted areas: ogy: nents on the size	91	M3 3LU		
Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	80.3 1259 Mixed	Use 5	Site is outside of any e	Reaso discou Typolo Comm	n for inted areas: ogy: nents on the size	26			
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	1259 Mixed	5	•	discou Typole Comm	onted areas: ogy: nents on the size				
Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	Mixed	5	•	Typolo	ogy: nents on the size				
Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	Mixed	5	•	Comm	nents on the size		26		
Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge		5	•			Size of Site	o is notontially suitable		
Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Ass Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	eas		•	OI SILE		for all om	e is potentially suitable ployment use		
Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Ass Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	eas		•	Suitability Rating: Amber					
Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Ass Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	eas		•	Site is outside of any existing/proposed employment allocation					
Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Ass Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge			Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
PROW and Cycling Connective Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge		5	Site is within 2km walking distance of an employment allocation						
Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Ass Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	·)m walkir	ng distance from all s	ervices			
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Ass Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	/ity	5	Site is within 100m wa	alking dis	tance to either a PRO	OW or cycle i	network		
Designated Heritage Assets Non-Designated Heritage Ass Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge		5	A route exists enabling	g vehicle	access into/adjacent	t to the site			
Non-Designated Heritage Ass Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge		5	Site has direct access	to or is a	djacent to the strate	gic road netv	vork		
Archaeological Assets Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge		3	Site is adjacent to one	or more	designated heritage	assets			
Minerals & Waste Constraint Defined Open Space Green Belt & Green Wedge	Non-Designated Heritage Assets 5			any non-	designated heritage	assets			
Defined Open Space Green Belt & Green Wedge	Archaeological Assets 0			Site is thought to contain one or more assets of archaeological interest					
Green Belt & Green Wedge	Minerals & Waste Constraints 0			ere safeg		e is permane	tion Area and/or Waste ent in nature or where the delivery of deve		
	Defined Open Space 3			Space			ing/proposed Country		
Land Classification	Green Belt & Green Wedge 5				tropolitan Green Bel				
Land Classification	Land Classification 0			Greenfie	d and primarily with	in the land c	lassification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly		· · · · · · · · · · · · · · · · · · ·	rotected nati	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Area		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constraints	is	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 p existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		easter	de of DSB. Adjacent Graden n part of the eastern par protected by TPO/2014,	cel. Also		•			
Availability Criteria:		parcer	p. 5 (celea by 11 0/2014)	302.	Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	ling own			_ 		
Land Condition		5	Vacant land & building		- ,				
Legal Constraints		5	Site does not face any		egal issues				
Planning Permission or		,	Site does not lace any	OWIII	- <u>-</u>				
Allocation		Minor	als safeguarding						
Comments on Availability Achievability Criteria:		ivilliel	ais saicguaiuilig		Achievability	Rating	Yellow		
		_	Dovolonment is libely	viable	Acilievability	naulig.	I CIIOW		
Viability		5	Development is likely	viable					
Timescale for Deliverability Comments on Achievability		4	Over 5 years						

SHELAA Reference:			RAG Rating:	Amber	2	27 Nov 2024		
22SHELAA26								
Site Address:	1		t of Roselawn Farm N	Nain Road Broomfield Cl	nelmsford CN	И1 7AG		
Parish:	Broom	nfield		Total Score:	94			
Developable Site Area	2.85			Reason for				
(ha):				discounted areas:				
Potential Yield:	56			Typology:	3			
Proposed Use:	Reside	ential		Comments on the size	!			
				of site:				
Suitability Criteria:				Suitability I	Rating:	Amber		
Proximity to Employment A	Areas	5		existing/proposed employn				
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
Proximity to the Workplace		0	Neighbourhood Centres Site is in excess of 2km walking distance of an employment allocation					
Public Transport	•	0		Om walking distance from a		,cation		
PROW and Cycling Connect	tivity	0		to either an existing PROW		ork		
Vehicle Access	Livity	5		g vehicle access into/adjace		- ···		
Strategic Road Access		N/A		to or is adjacent to a safeg		oad or B-road		
Designated Heritage Assets		5		any designated heritage as				
Non-Designated Heritage A		5		any non-designated heritag				
Archaeological Assets		3	Site is thought to be adjacent to one or more assets of archaeological interest					
Minerals & Waste Constrai	nts	5	_	e is within a Minerals Safeg				
			Minerals or Waste Co					
Defined Open Space		5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Space	Space, an exis	ting/proposed Country		
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	te (90% or more) lies withir	the Metropo	litan Green Belt or Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily w	ithin the land	classification/s: Grade 1,		
Protected Natural Features	;	5		Om of any locally designated	d protected na	tural features and in		
			excess of 500m of any international/national designated protected natural features					
Flood Risk Constraints		5	Site is wholly within F	lood Zone 1				
Air Quality Management A		5		Om from a designated AQM				
Ground Condition Constrai	nts	5		not expected to be required	l			
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		3	Site is within 2km wal Woodham Ferrers To	king distance of all services wn Centre	and/or the Ci	ty Centre/South		
Community Facilities		3	existing/proposed sch	out additional strain on but nool/healthcare facility/plac				
Comments on Suitability		Outside	recreation facility e of DSB.					
Availability Criteria:				Availability	Rating	Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector	nating.	Jiccii		
Land Ownership Land Condition		5	Vacant land & buildin					
egal Constraints		5	Site does not face any					
Planning Permission or			Il in progress	MIOWII ICEUI ISSUES				
Allocation								
Comments on Availability		Green	wedge					
Achievability Criteria:				Achievabili	ty Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	/							

SHELAA Reference: 2	23GT5	RAG Rating:	Red	2	27 Nov 2024		
Site Address:	The Gables H	lighwood Road Writtle	CM1 3PR				
Parish:	Writtle		Total Score:	99			
Developable Site Area	0.43		Reason for				
(ha):			discounted areas:				
Potential Yield:	10	Typology: 17					
Proposed Use:	Residential -	G&T	Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employm	ent allocatior	1		
Impact on Retail Areas	5	·	ot result in the loss of establi re, South Woodham Ferrers res	•			
Proximity to the Workplace	. 0						
Public Transport	C Transport 0 Site is in excess of 400m walking distance from all services						
PROW and Cycling Connect	ivity 5		alking distance to either a PI		network		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjace	nt to the site			
Strategic Road Access	0		irect access to nor is adjacent to the strategic road network, primary ro afeguarded trunk road or a B-road				
Designated Heritage Assets			any designated heritage ass				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritag	e assets			
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co					
Defined Open Space	5	Park or 'Other' Green					
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gowell Wedge					
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3					
Protected Natural Features	5	excess of 500m of any	Om of any locally designated vinternational/national desi				
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar			Om from a designated AQMA	4			
Ground Condition Constrain			not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	_				
Proximity to Key Services	0	Centre/South Woodh	n walking distance of one or am Ferrers Town Centre				
Community Facilities	5		not result in the loss of nor p nool/healthcare facility/place				
Comments on Suitability	Outsi	de of DSB.					
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling 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 station	ning of 2 caravans refused	d.			
Comments on Availability							
Achievability Criteria:			Achievabilit	v Rating:	Green		
Viability	5	Development is likely		,			
Timescale for Deliverability		Up to 5 years	-				
		2 P 10 0 7 Cars					

SHELAA Reference:	23GT4	,	RAG Rating:	Red	Red 27 Nov 2024			
Site Address:	Roseb	erry Far	m Hayes Chase Battle	esbridge	Wickford SS1170	QΤ		
Parish:	Retten	idon		Total	otal Score: 91			
Developable Site Area	0.68			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	13			Typol	ogy:	5		
Proposed Use:	Reside	ntial - G	6&T		ments on the size			
				of site	e:			
Suitability Criteria:					Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/	proposed employme	nt allocation	•	
Impact on Retail Areas		5	Development does no	t result i	in the loss of establis	hed shops ar	nd services within	
·			Chelmsford City Centr Neighbourhood Centr		Woodham Ferrers 1	own Centre	or any designated	
Proximity to the Workplace	·	O Site is in excess of 2km walking distance of an employment allocation				cation		
Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	to either	an existing PROW o	r cycle netwo	ork	
Vehicle Access	·	5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		0	Site has no direct acce	ss to no	r is adjacent to the s	trategic road	network, primary road	
			network, a safeguarde	ed trunk	road or a B-road			
Designated Heritage Assets		5	5 Site does not contain any designated heritage assets					
Non-Designated Heritage A	ed Heritage Assets 5 Site does not contain any non-designated heritage assets							
Archaeological Assets	5 Site is not thought to contain any assets of archaeological interest					est		
Minerals & Waste Constrain	nts	5		an 5ha of a site is within a Minerals Safeguarding Area. Site is not within a ls or Waste Consultation Area				
Defined Open Space		5		does not lie within an area defined as Open Space, an existing/proposed Country or 'Other' Green Space				
Green Belt & Green Wedge		0			or more) lies within t	he Metropoli	itan Green Belt or Green	
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 100 excess of 500m of any					
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1	·		
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain		5	Ground treatment is r	ot expe	cted to be required			
Neighbouring Constraints		3	Site has neighbouring	constrai	nts with potential fo	r mitigation		
Proximity to Key Services		0	Site is in excess of 2kn Centre/South Woodha	n walkin	g distance of one or		s and the City	
Community Facilities		5	Development would n existing/proposed sch	ot resul	t in the loss of nor pu			
Comments on Suitability		Outside	recreation facility e of DSB.					
Availability Criteria:		Outsia	C 01 D3D.		Availability F	Pating:	Yellow	
Land Ownership		5	Held by developer/wil	ling own		ating.	I CHOW	
Land Condition		3	Low intensity land use		ici/ public 3ector			
			Site faces known legal issues					
Legal Constraints		0	אונב ומרבי עווחאוו ובצמו ויצימבי					
Planning Permission or								
Allocation Comments on Availability					ng to previous owne	r restricting t	the resdiential ocucpation	
Achievability Criteria:		or the l	and to the previous own	iei	Achievability	Rating	Green	
			Development is likely	viahlo	Acinevability	naung.	Jiccii	
Viability		5	Up to 5 years	viable				
Timescale for Deliverability		5	op to 3 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Ambe	er	2	7 Nov 2024	
24SHELAA1						_	7 1101 202 1	
Site Address:	Land S	outh W	est Of Pembroke Hou	use Londo	n Road Braintre	e Essex		
Parish:	Great	Leighs		Total So	ore:	105		
Developable Site Area	1.21			Reason	for			
(ha):				discoun	ted areas:			
Potential Yield:	27			Typolog	gy:	4+33+35+	-36	
Proposed Use:	Mixed	Use		Comme	ents on the size		e is potentially suitable	
		of site: for all employment use						
Suitability Criteria:					Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any o	existing/pro	oposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr			-		
			Neighbourhood Centr	res				
Proximity to the Workplace	<u> </u>	5	Site is within 2km wal	lking distan	ce of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa	alking dista	nce of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enablin					
Strategic Road Access		5	Site has direct access			<u> </u>	work	
Designated Heritage Assets		5	Site does not contain					
Non-Designated Heritage A	ssets	5	Site does not contain	any non-de	esignated heritage	assets		
Archaeological Assets								
Minerals & Waste Constrain	0		ere safegua	arded infrastructu	re is perman	tion Area and/or Waste ent in nature or where the delivery of deve		
Defined Open Space	5	•	n an area d	•		ing/proposed Country		
Green Belt & Green Wedge 5			Site does not lie withi	-	opolitan Green Be	lt or Green V	Vedge	
Land Classification	ů .				and primarily with	nin the land o	classification/s: Grade 1,	
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 F	lood Zone	1			
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 wal Woodham Ferrers To	wn Centre				
Community Facilities		3	Development would pexisting/proposed sch recreation facility					
Comments on Suitability		Outsid	e of DSB. AQMA revoke	d in March	2024			
Availability Criteria:					Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wi	lling owner	/public sector			
Land Condition		4	Established single use					
Legal Constraints		5	5 Site does not face any known legal issues					
Planning Permission or Allocation		20/2	1 application - Appea	l dismisse	d for 3 dweeling	s		
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		-	1					

Parish:	SHELAA Reference:	SHELAA Reference:			Yellow	27 Nov 2024			
Parish: Chelmsford Garden Community Total Score: 91 Developable Site Area 5.05 Reason for discounted areas: 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 Site is within 100m walking distance to either a PROW or cycle network Proximity to the Workplace N/A Proximity to the Workplace N/A Proximity to the Workplace N/A Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Herit	24SHELAA3						/ NOV 2024		
Developable Site Area (fha): Developable Site Area (fha): Developable Site Area (fha): Proposed Use: Community Facility Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Yellow Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within chemistry to the Workplace Proximity to the Workplace N/A Public Transport S Site is within 400m walking distance to either a PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access S Site does not contain any designated heritage assets Archaeological Assets S Site is without on tonain any assets of archaeological interest Minerals & Waste Constraints O Site is in thought to contain any assets of archaeological interest S Site partially usihin 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 allocated activity would not have ceased prior to the intended delivery of deve park or Other' Green Space Green Belt & Green Wedge S Site does not wholly or partially within an identified and primarily within the land classification's: Grade 1, Grade 2 or Grade 3 Protected Natural Features O Site is partially use within an area defined as Open Space, an existing proposed Country Park or Other' Green Space Green Belt & Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification O Site is partially would not have ceased prior to the intended delivery of deve Brownity to Key Services N/A Protected Natural Features S Site does not food one 1 Air Quality Management Areas S Site site ones not lie within the Metropolitan Green Belt or Green Wedge Site is partially one wholly comprises of one or more	Site Address:	Land S	South Ea	ist Of Pratts Farm Rou	ındabout Little Waltham (Chelmsford	Essex		
Community Community Community Community Community Facility Community Community Facility Community Community Facility Community Community Facility Community Facility Community	Parish:	Chelm	sford G	arden Community	Total Score:	91			
Potential Yield:	Developable Site Area	5.05		·	Reason for				
Proposed Use: Community Facility	(ha):				discounted areas:				
Suitability Criteria: Suitability Rating: Yellow	Potential Yield:	0			Typology:	N/A			
Suitability Criteria: Suitability Rating: Yellow	Proposed Use:	Comm	nunity Fa	acility	Comments on the size				
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation					of site:				
Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:				Suitability Ra	ating:	Yellow		
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 t 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 within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition 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: Land Ownership 5 Held by developer/willing owner/pub	Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employme	nt allocation	•		
Neighbourhood Centres	Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
Proximity to the Workplace Public Transport Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site is most thought to contain any assets of archaeological interest Minerals & Waste Constraints O Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure 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 S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification O Site is partially or wholly comprises of one or more protected natural features Flood Risk Constraints S Site is in excess of SOOm from a designated AQMA Ground Condition Constraints S Site is in excess of SOOm from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities S Development would not 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 reversant facility Commens on Suitability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability				-		own Centre	or any designated		
Public Transport 5 Site is within 400m walking distance of one or more services Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest 6 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 tallocated 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 6 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 6 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 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: Land Ownership 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability				Neighbourhood Centr	es				
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does 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 and/or Waste Consultation Area and Access 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 Land Classification 5 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 3 or Grade 4 or Grade 3 or Grade 3 or Grade 4 or Grade 3 or Grade 3 or Grade 4 or Grade 3 or Grade 3 or Grade 3 or Grade 4 or Grade 3 or Grade 4 or Grade 4 or Grade 4 or Grade 5 or Grade 3 or Grade 4 or Grade 4 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 5 or Grade 6 or Grade 6 or Grade 6 or Grade 6 or Grade 6 or Grade 6 or Grade 7)	<u> </u>	City is a substant ACC as a second					
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Minerals & Waste Constraints 0 Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastrue is permanent in nature or where tallocated 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 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 Outside of DSB. Woodland TPO/2006/017 within 15m of the site to the south west, may contain teres and the site of the south west, may contain teres and Ownership 5 Held by developer/willing owner/public sector Land Ownership 5 Held by developer/willing owner/public sector 22/01950/FUL - application under consideration Comments on Availability	· · · · · · · · · · · · · · · · · · ·				=				
Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does 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 tallocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, 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 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 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 Oomership 5 Site does not face any known legal issues Planning Permission or 22/01950/FUL - application under consideration Comments on Availability		ivity					network		
Designated Heritage Assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints OSite is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where tallocated activity would not have ceased prior to the intended delivery of deve allocated activity would not have ceased prior to the intended delivery of deve Park or 'Other' Green Space Green Belt & Green Wedge Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities Development would not 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: Land Ownership Held by developer/willing owner/public sector Land Condition Site does not contain any non-designated Application under consideration Comments on Availability				A route exists enabling	3 venicie access into/adjacen	it to the site			
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Minerals & Waste Constraints O 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 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities Development would not 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 Held by developer/willing owner/public sector Vacant land & buildings Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability		ssets							
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Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site	Flood Risk Constraints		5	•					
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Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Availability Rating: Availability Rating: Green Availability Rating: Vacant land & buildings Vacant land & buildings Site does not face any known legal issues 22/01950/FUL - application under consideration	Comments on Suitability		Outsid		0/2006/017 within 15m of th	e site to the	south west, may contain		
Land Ownership 5 Held by developer/willing 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 Comments on Availability			vetera	n trees.			T		
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or 22/01950/FUL - application under consideration Allocation Comments on Availability	Availability Criteria:					Rating:	Green		
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation 22/01950/FUL - application under consideration Comments on Availability 22/01950/FUL - application under consideration	Land Ownership								
Planning Permission or 22/01950/FUL - application under consideration Allocation Comments on Availability	Land Condition		5						
Allocation Comments on Availability	•		5						
Comments on Availability			22/01	950/FUL - application	under consideration				
	Comments on Availability								
Achievability Criteria: Achievability Rating: Green	Achievability Criteria:				Achievability	Rating:	Green		
Viability 5 Development is likely viable	Viability		5	Development is likely	viable				
Timescale for Deliverability 5 Up to 5 years	Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	Comments on Achievability	,							

SHELAA Reference:			RAG Rating:	Red	27 Nov 2024				
24SHELAA4						., 1101 202-			
Site Address:	Land \	West Of	Runwell Hall Farm Ho	e Lane Rettendon Chelms	sford Essex				
Parish:	Runw	ell		Total Score:	84				
Developable Site Area	2.2			Reason for					
(ha):				discounted areas:					
Potential Yield:	0			Typology:	33+35				
Proposed Use:	Emplo	yment		Comments on the size		e is potentially suitable			
			of site: for all employment use						
Suitability Criteria:				Suitability Ra		Red			
Proximity to Employment A	Areas	N/A		existing/proposed employme					
Impact on Retail Areas N/A			•	t result in the loss of establis e, South Woodham Ferrers T es	-				
Proximity to the Workplace	2	N/A	Site is within 2km wall	king distance of an employm	ent allocatio	n			
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connec	tivity	0		o either an existing PROW o		ork			
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 adjacen network, a safeguarded trunk road or a B					trategic road	I network, primary road			
Designated Heritage Assets	5	5		any designated heritage asse					
Non-Designated Heritage A	Assets	5	Site does not contain any non-designated heritage assets						
Archaeological Assets 5				contain any assets of archaed					
Minerals & Waste Constrai	nts	5		is within a Minerals Safegua	rding Area. S	Site is not within a			
Defined Open Space		5	Minerals or Waste Cor	n an area defined as Open Sp	are an evict	ing/proposed Country			
Defined Open Space)	Park or 'Other' Green		ace, all exist	ing/proposed country			
Green Belt & Green Wedge 0				e (90% or more) lies within t	he Metropol	itan Green Belt or Green			
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features	3	5		m of any locally designated printernational/national desig					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management A	reas	5		m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is n	ot expected to be required					
Neighbouring Constraints		N/A							
Proximity to Key Services		N/A		. 1					
Community Facilities		5		ot result in the loss of nor pu ool/healthcare facility/place					
Comments on Suitability		Outsid	e of DSB.						
Availability Criteria:				Availability R	Rating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector					
Land Condition		4	Established single use						
Legal Constraints		5	Site does not face any known legal issues						
Planning Permission or		N/A							
Allocation									
Comments on Availability		<u></u>							
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely	viable	_				
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability	/			<u> </u>					

SHELAA Reference: 24SHELAA5						2	7 Nov 2024		
Site Address:	Land A	Adjacent	t Rustlings School Lan	e Stock In	gatestone Essex				
Parish:	Stock			Total So	ore:	96			
Developable Site Area	3.17			Reason	for	Next to b	uffer		
(ha):				discoun	ted areas:				
Potential Yield:	62			Typolog	y:	3			
Proposed Use:	Reside	ential		Comme	nts on the size				
				of site:					
Suitability Criteria:					Suitability Ra	ting:	Red		
Proximity to Employment A	5	Site is outside of any e	existing/pro	pposed employme	nt allocation				
Impact on Retail Areas 5 Development does not result in the loss of established shops and ser Chelmsford City Centre, South Woodham Ferrers Town Centre or an Neighbourhood Centres									
Proximity to the Workplace)	0	Site is in excess of 2km				cation		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network						network			
Vehicle Access									
Strategic Road Access		N/A							
Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets									
Non-Designated Heritage A	ssets	5	Site does not contain a						
Archaeological Assets		5	Site is not thought to o		'				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultation .	Area				
Defined Open Space		5	Park or 'Other' Green	Space			ing/proposed Country		
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 Grade 2 or Grade 3						
Protected Natural Features		0	Site partially or wholly		•	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	reas	5	Site is in excess of 500	excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5			ot expected to be required				
Neighbouring Constraints		5	Site has no neighbouri						
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	wn Centre					
Community Facilities		3	Development would p existing/proposed sch recreation facility	iool/health	care facility/place	of worship/s	ports, leisure, or		
Comments on Suitability			e of DSB. Woodland TPC Gardens Trust Sites (Gree) borders the site t	o the south	and south east. Adjacent		
Availability Critaria		ESSEX	dardens Trust Sites (Gree		Availability D	ating	Groom		
Availability Criteria:		F	Held by developer/wil		Availability R	aung.	Green		
Land Ownership		5			/ haniic sector				
Land Condition		2	Established multiple uses Site does not face any known legal issues						
Legal Constraints		5 N/A	one does not race any	KIIOWII IE	ai issues				
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely		•				
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference: 24SHELAA6			RAG Rating:	Red		2	7 Nov 2024			
Site Address:	Land \	Vest Of	Glebe Meadow Roxw	vell Chelr	nsford					
Parish:	Roxwe	ell		Total S	Score:	99				
Developable Site Area	5.67			Reason for						
(ha):			discounted areas:							
Potential Yield:	97			Typolo	gy:	2				
Proposed Use:	Reside	ential		Comm	ents on the size					
				of site						
Suitability Criteria:					Suitability Ra	ting:	Red			
Proximity to Employment A	5	Site is outside of any e	existing/p	roposed employme	nt allocation					
Impact on Retail Areas	on Retail Areas 5 Development does not result in the los Chelmsford City Centre, South Woodha Neighbourhood Centres									
Proximity to the Workplace	9	0	Site is in excess of 2km	n walking	distance of an emp	loyment allo	cation			
Public Transport		5	Site is within 400m wa	alking dist	ance of one or more	e services				
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network			
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site				
Strategic Road Access		N/A								
Designated Heritage Assets 5 Site does not contain any designated heritage assets										
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-c	lesignated heritage	assets				
Archaeological Assets					Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	2	Site is wholly or partia further assessment to	,		U	ding Area and requires Resource Assessment			
Defined Open Space		5	Park or 'Other' Green	Space			ing/proposed Country			
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 3 Grade 2 or Grade 3							
Protected Natural Features	i	5	Site is in excess of 100 excess of 500m of any	•						
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone	1					
Air Quality Management A	reas	5	Site is in excess of 500	m from a	designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is n	•						
Neighbouring Constraints		5	Site has no neighbour							
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	am Ferrer	s Town Centre					
Community Facilities		3	Development would p existing/proposed sch recreation facility							
Comments on Suitability		Adjace	nt to DSB.							
Availability Criteria:					Availability R	ating:	Green			
Land Ownership		5	Held by developer/wil	lling own						
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		2	7 Nov 2024		
Site Address:	Land /	\nd Ruil	<u>I</u> ding Adjacent 9 Sprin	afield Road C	halmsford				
Parish:	Chelm		ullig Aujacetti 9 Spriit	Total Score:		107			
Developable Site Area	0.09	isioiu		Reason for		107			
(ha):	0.03			discounted	areac.				
Potential Yield:	2			Typology:	arcas.	22			
Proposed Use:	Reside	ntial		Comments	on the size	22			
Troposed ose.	Reside	iitiai		of site:	Off the Size				
Suitability Criteria:					tability Ra	ting:	Amber		
Proximity to Employment A	\reas	5	Site is outside of any e						
Impact on Retail Areas	ii cas	0	Development would r						
impact on Netali Areas		"	Chelmsford City Centr			•			
			Neighbourhood Centres						
Proximity to the Workplace	9	5	Site is within 2km wal	king distance of	f an employme	ent allocation	n		
Public Transport		5	Site is within 400m wa	alking distance	of one or more	e services			
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network							network		
Vehicle Access	chicle 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 herita									
Non-Designated Heritage A	ssets	5	Site does not contain	any non-design	ated heritage	assets			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site		_	rding Area. S	ite is not within a		
Defined Open Space		5		n an area defin		ace, an exist	ing/proposed Country		
	Park or 'Other' Green Space								
Green Belt & Green Wedge	een Belt & Green Wedge 3 Sit			n the Metropol		lt or Green V	Vedge		
Land Classification		5	Site is predominantly		-				
Protected Natural Features	i	3	Site does not compris designated protected designated protected	natural feature	or within 500		within 100m of a locally rnational/national		
Flood Risk Constraints		1	25%-50% of the site a						
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a desig	nated AQMA				
Ground Condition Constrain		5	Ground treatment is r	not expected to	be required				
Neighbouring Constraints		5	Site has no neighbour	ing constraints					
Proximity to Key Services		5	Site is within 800m wa		of all services a	and/or the C	City Centre/South		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		Within	Urban Area. First floor	& aboveAdjacei	nt Chelmer Val	lley Riverside	e LoWS		
Availability Criteria:				Ava	ailability R	ating:	Green		
Land Ownership		5	Held by developer/wi						
Land Condition		4	Established single use						
Legal Constraints		5	Site does not face any known legal issues						
Planning Permission or Allocation		Shopf	ront alterations						
Comments on Availability									
Achievability Criteria:				Acl	nievability	Rating:	Green		
Viability		5	Development is likely						
Timescale for Deliverability	,	5	Up to 5 years						
Comments on Achievability		,	- 1 1						

SHELAA Reference: 24SHELAA9				Amber	27 Nov 2024			
Site Address:	Land N	North Of	Old Rectory Lodge M	lain Road Woodham Ferr	ers Chelmsf	ford		
Parish:	Bickna			Total Score:	105			
Developable Site Area	0.8			Reason for				
(ha):				discounted areas:				
Potential Yield:	15			Typology:	5			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5	•	t result in the loss of establis	-			
Chelmsford City Centre, South Woodham Ferrei						or any designated		
Proximity to the Workplace		0	Neighbourhood Centr	es n walking distance of an emp	lovment allo	cation		
Public Transport	<u> </u>	5				cation		
Public Transport 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network								
Vehicle Access	t to the site							
Strategic Road Access		5 N/A		5				
Designated Heritage Assets	 S	5	any designated heritage asse	ets				
Non-Designated Heritage A		5		any non-designated heritage				
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
			Minerals or Waste Consultation Area					
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space					
Green Belt & Green Wedge	;	5 Site does not lie within the Metropolitan Green Belt or Green Wedge						
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3					
Protected Natural Features	5	5		om of any locally designated printernational/national designated				
Flood Risk Constraints		5	Site is wholly within F	ood Zone 1				
Air Quality Management A	reas	5		m from a designated AQMA				
Ground Condition Constrai	nts	3	Ground treatment is e	expected to be required on pa	art of the site	2		
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		3		out additional strain on but no ool/healthcare facility/place				
			recreation facility					
Comments on Suitability		Adjace	nt to DSB.					
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5		lling 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 t	o equime livery / ridir	ng - not implemented				
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference:			RAG Rating:	Amb	er	27.11. 2024			
24SHELAA10						27 Nov 2024			
Site Address:	Land N	lorth of	Congregational Chur	rch Main	Road Woodham F	errers Che	elmsford		
Parish:	Bickna	cre		Total S	icore:	100			
Developable Site Area	1.03			Reason	n for	Line goes over plot			
(ha):				discou	nted areas:				
Potential Yield:	23			Typolo	gy:	4			
Proposed Use:	Reside	ential		Comm of site	ents on the size				
Suitability Criteria:				01 3100	Suitability Ra	ting:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any	existing/p	•				
Impact on Retail Areas		5	Development does no Chelmsford City Centr	ot result in re, South \	the loss of establish	hed shops a	nd services within		
			Neighbourhood Centres						
Proximity to the Workplace	9	0	Site is in excess of 2kr				ocation		
Public Transport	L114	5	Site is within 400m wa				ark.		
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							אונ		
Vehicle Access		5	A TOUTE EXISTS ELIGIBLE	ig verilcie	access into/aujacem	to the site			
Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets									
Designated Heritage Assets Non-Designated Heritage A		3							
Archaeological Assets	455612	5	Site is adjacent to one or more non-designated heritage assets Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrai	nts	5	Less than 5ha of a site		•				
ivillierais & vvaste constrai	1113	5	Minerals or Waste Consultation Area						
Defined Open Space		5	Park or 'Other' Green Space						
Green Belt & Green Wedge	<u>۽</u>	5 Site does not lie within the Metropolitan Green Belt or Green Wedge					Vedge		
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3						
Protected Natural Features	5	5	Site is in excess of 100 excess of 500m of any	y internati	onal/national desigi				
Flood Risk Constraints		5	Site is wholly within F						
Air Quality Management A		5	Site is in excess of 500						
Ground Condition Constrai	nts	5	Ground treatment is r		<u>_</u>				
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		0	Site is in excess of 2kr Centre/South Woodh	am Ferrer	s Town Centre				
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		Adjace	nt to DSB.						
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wi	illing own	er/public sector				
Land Condition		4	Established single use	9					
Legal Constraints		5	Site does not face any known legal issues						
Planning Permission or Allocation		Car pa	ark 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		2	7 Nov 2024		
Site Address:				_					
Parish:	Great	Baddov	I	Total Scor	e:	106			
Developable Site Area	9.23			Reason fo	r				
(ha):				discounte	d areas:				
Potential Yield:	158		Typology: 2						
Proposed Use:	Reside	ential	Comments on the size						
				of site:					
Suitability Criteria:				S	uitability Ra	ting:	Red		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/prop	osed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	re, South Woo		•			
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall	king distance	of an employme	ent allocation	n		
Public Transport		5	Site is within 400m wa	alking distanc	e of one or more	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g vehicle acce	ess into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets 5 Site does not contain any designated heritage assets									
Non-Designated Heritage A	ssets	5	Site does not contain a						
Archaeological Assets	5	Site is not thought to	-						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultation Ar	ea				
Defined Open Space		5	Site does not lie within Park or 'Other' Green		ned as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge		0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gre Wedge						
Land Classification		3	Site is predominantly classification/s: Grade		•	_			
Protected Natural Features	;	0	Site partially or wholly comprises of one or more protected natural features						
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbour	<u> </u>					
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	wn Centre					
Community Facilities		3	Development would p existing/proposed sch recreation facility	nool/healthca	re facility/place	of worship/s	ports, leisure, or		
Comments on Suitability		-	nt to DSB. A tree belt co ted by TPO/2005/065 in	-		-	n border and a single tree		
Availability Criteria:		protect	27 11 0/2003/003 111		vailability R		Green		
Land Ownership		3	Promoter has an optic		•				
Land Condition		4	Established single use				0		
Legal Constraints		5	Site does not face any		issues				
Planning Permission or		N/A							
Allocation		,,,							
Comments on Availability									
Achievability Criteria:				А	chievability	Rating:	Green		
Viability		5	Development is likely	viable	•		•		
Timescale for Deliverability	•	5	Up to 5 years						
Comments on Achievability	,								