

Site address	2018 5 year land supply site reference no.	Allocation/Commitment number	SLAA/UCS reference	CCC estimated total capacity	Status	Governing planning permission and approval date	Reserved matters/Other approvals and decision dates	Work started	Year 1	Year 2	Year 3	Year 4	Year 5	Years	Years	Years	Further planning history including local plan allocations e.g. Town Centre Area Action Plan (2008)	Suitability (based on SLAA/Housing Capacity in Chelmsford Urban Area (UCS) and other publicly available information)	Availability (based on SLAA/Housing Capacity in Chelmsford Urban Area (UCS) and other publicly available information)	Viability (based on SLAA viability study)	Reasons site is not considered developable					
									18/19	19/20	20/21	21/22	22/23	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2035/36										
Growth Area 1 - Central and Urban Chelmsford																										
Travis Perkins Navigation Road Chelmsford	277	CW1e	CAU20	75	No application	None	None	N									75					TCAAP Opportunity Site (part of area 27), 2008 No planning applications submitted to date (Nov 2018) No supportive or other comments submitted to Regulation 19 consultation	Housing Capacity in Chelmsford Urban Area identifies the site as having some suitability constraints no known access constraints, with ground conditions requiring treatment across majority of the site and 10-25% of site in Flood Zone 3a.	UCS identifies established single use UCS confirms site was identified during officer search for potential sites UCS confirms no officer contact with landowner to ascertain availability Site was not submitted to SLAA Site not in Developer Phasing Log	Site identified in UCS as achievable in 5YHLS but identified in the 6-10 year supply in submission local plan Site identified as type 2 in the viability study which is identified as unviable	Site has been allocated in TCAAP since 2008 but has not yet come forward, despite Chelmsford being located in an area of high demand for housing The site has an active existing use Site was identified by officers who have not contacted the landowner to ascertain whether the site is available. The site has not been put forward through the SLAA and comments were not submitted by the landowner during Regulation 19 consultation There is a lack of evidence provided by the council that the landowner wishes to redevelop the site There is a lack of evidence to justify the housing trajectory Site is identified as a type 2 typology in the SLAA Viability study which is not viable. Site not considered developable as there is no evidence regarding availability and the site is unviable
Navigation Road sites Chelmsford	278	CW1f	CAU17	35	No application	None	None	N									35					TCAAP Opportunity Site (part of area 32), 2008 No planning applications submitted to date (Nov 2018) No supportive or other comments submitted to Regulation 19 consultation	Housing Capacity in Chelmsford Urban Area states that site performs well against suitability constraints. Parts of the site are in flood zone 2	UCS identifies multiple users and need for land assembly UCS confirms site was identified during officer search for potential sites. UCS confirms no officer contact with landowner to ascertain availability Site was not submitted to SLAA Site not in Developer Phasing Log	UCS suggests moderate achievability (typology 2) - viability study considers unviable	Site has been allocated in TCAAP since 2008 but has not yet come forward, despite Chelmsford being located in an area of high demand for housing The site has a number of active existing uses Site was identified by officers who have not contacted the landowner to ascertain whether the site is available. The site has not been put forward through the SLAA and comments were not submitted by the landowner during Regulation 19 consultation There is a lack of evidence provided by the council that the landowner wishes to redevelop the site There is a lack of evidence to justify the housing trajectory Site is identified as a type 2 typology in the SLAA Viability study which is not viable. Site not considered developable as there is no
Civic Centre Land Fairfield Road Chelmsford	283	SGS1g	CUA1	100	No application	None	None	N									100					Southern part of site is in TCAAP, 2008 (Site 17). Northern area is not currently allocated No planning application submitted to date (Nov 2018) No supportive or other comments submitted to Regulation 19 consultation	SLAA states that site performs well against suitability criteria with the exception that the site has bad neighbours with potential for mitigation.	SLAA identifies some availability constraints. Site was submitted through SLAA process - willing landowner assumed in SLAA Availability is subject to leases with two occupiers. Not in developer phasing log Proposed allocation includes two existing well-used car parks that are likely to need to be reprovided given their central location and land to the east including Chelmsford City Council offices, the Civic Theatre, Cramphorn Theatre as well as Citizens Advice Bureau	Moderate achievability. Capacity Study identifies as type 1, small brownfield (marginal viability) and type 14 mixed use (viable).	Part of the site has been allocated in TCAAP since 2008 but has not yet come forward, despite Chelmsford being located in an area of high demand for housing The site contains existing valuable uses including a public car park close to the town centre and a car park used by council staff who work in the council offices on site. There are other existing uses on site that it would be difficult to relocate including two theatres. Part of the site is identified as having marginal viability There is a lack of evidence provided by the council that the landowner wishes to redevelop the site There is a lack of evidence to justify the housing trajectory Site is not considered developable as there are existing uses that it would be difficult to relocate with part of the site of marginal viability
Rectory Lane Car Park West Rectory Lane Chelmsford	287	GS1k		75	No application	None	None	N									75					Site is outside the TCAAP No planning application submitted to date (Nov 2018) No supportive or other comments submitted to regulation 19 consultation	Site was rejected in Housing Capacity in Chelmsford Urban Area study due to valuable existing uses. Suitability has not been assessed	Site is currently in use as a car park Not in developer phasing log	No information on viability as site typology has not been considered	Site was discounted in urban capacity study due to presence of existing valuable use, Site is not considered developable due to the confirmed presence (by council) of an existing valuable use. There is no evidence that the site will be made available or that it would be viable There is a lack of evidence provided by the council that the landowner wishes to redevelop the site There is a lack of evidence to justify the housing trajectory The site is not considered developable

